

A U S T I N C I T Y C O U N C I L  
**AGENDA**



Thursday, January 11, 2007

+ Back Print

**Zoning and Neighborhood Plan Amendments  
(Public Hearings and Possible Action)  
RECOMMENDATION FOR COUNCIL ACTION**

**ITEM No. 82**

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**Subject:** C814-06-0068 - St David's PUD - Conduct a public hearing and approve second reading of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 919-1025 East 32nd Street, 918-1004 East 32nd Street; 900 East 30th Street; and 3000-3018 North IH-35 (Waller Creek Watershed) from general commercial services-neighborhood plan (CS-NP) combining district zoning, general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district zoning, and community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district zoning to planned unit development-neighborhood plan (PUD-NP) combining district zoning First reading approved on December 7, 2006 Vote: 6-0 (Kim off the dais) Applicant Columbia/St David's healthcare System, L.P. (Malcom Belisle) ; St David's Healthcare Partnership (Bruno & Judith Ybarra) Agent Clark, Thomas & Winters, P.C. (John M. Joseph). City Staff: Jorge E. Rousselin, 974-2975.

**Additional Backup Material**  
(click to open)  
 **Staff\_Report**

**For More Information:** Jorge E Rousselin, 974-2975.

## SECOND READING SUMMARY SHEET

**ZONING CASE NUMBER:** C14-06-0068 – St. David’s PUD

**REQUEST:**

C814-06-0068 - St David's PUD - Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 919-1025 East 32nd Street, 918-1004 East 32nd Street; 900 East 30th Street, and 3000-3018 North IH-35 (Waller Creek Watershed) from general commercial services-neighborhood plan (CS-NP) combining district zoning, general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district zoning; and community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district zoning to planned unit development-neighborhood plan (PUD-NP) combining district zoning. Staff Recommendation: To deny planned unit development-neighborhood plan (PUD-NP) combining district zoning. Planning Commission Recommendation: To grant planned unit development-neighborhood plan (PUD-NP) combining district zoning with conditions. Applicant Columbia/St. David's Healthcare System, L P. (Malcolm Belisle), and St. David's Healthcare Partnership (Bruno & Judith Ybarra) Agent. Clark, Thomas & Winters, P.C. (John M Joseph) City Staff. Jorge E. Rousselin, 974-2975\*

**PROPERTY OWNER:** Columbia/St David's Helthcare System, L P (Malcom Belisle); St. David's Healthcare Partnership (Bruno & Judith Ybarra)

**AGENT:** Clark, Thomas & Winters, P.C. (John M Joseph)

**DATE OF FIRST READING/VOTE:** December 7, 2006 (6-0)

**CITY COUNCIL DATE:** January 11, 2007

**CITY COUNCIL ACTION:**

December 7, 2006

The first reading of the ordinance for planned unit development-neighborhood plan (PUD-NP) combining district zoning with conditions, as recommended with by the Planning Commission was approved with the following stipulations on Council Member Cole's motion, Mayor Pro Tem Dunkerley's second on a 6-0 vote. Council Member Kim was absent. The stipulations were as follows: at 87% impervious cover maximum over project area, allow the area designated as "175" to have 50% of the area (instead of 30%) at 175 feet of height and the balance of the area at 90 feet; to allow the area designated as "125" to have 40% of the area at 125 feet of height and the balance of the area at 90 feet, do not include the limitation which addresses the area of the parking garage parallel to Red River which is moved to the westernmost portion of this area; accept all traffic improvements that were important to neighbors and that the applicant has agreed to which includes a West left turn lane, center left turn lane along 32nd Street, re-striping of 32nd Street at the West frontage, a stop light or stop sign as determined necessary by staff at 30th Street; and articulation of wall as presented by applicant. Staff was instructed to quantify and bring back before Council for 2nd and 3rd reading.

A friendly amendment was made by Council Member McCracken to require core transit corridor sidewalk standards on 32nd and Red River; 125 foot building area fronting onto Red River require 60 foot setback, and if 125 foot building on Red River is used primarily for commercial as opposed to hospital purposes it should have ground floor active uses on the Red River portion

This was not accepted by the maker of the motion.

A friendly amendment was made by Council Member Leffingwell to schedule continuance of the public hearing. This was accepted by the maker of the motion and Mayor Pro Tem Dunkerley, who seconded the motion.

Instructions were given to staff to consider Council Member McCracken's intent of the friendly amendment and bring back findings

**ISSUES:**

Staff is working on generating a response to the following issues brought up by Council during first reading

- Core corridor sidewalk standards
- Setback of 60 feet for the 125 foot building on Red River
- If the primary use is to be commercial as opposed to hospital use, that ground floor activity uses be implemented.

**ASSIGNED STAFF:** Jorge E Rousselín, NPZD

**PHONE:** 974-2975

**E-MAIL:** jorge.rousselín@ci.austin tx us

**ZONING REVIEW SHEET**

**CASE:** C814-06-0068

**P. C. DATE:** August 8, 2006  
October 10, 2006  
October 24, 2006  
November 14, 2006

**ADDRESS:** 919-1025 East 32nd Street; 918-1004 East 32nd Street; 900 East 30th Street, and 3000-3018 North IH 35

**OWNER:** Columbia/St David's Helthcare System, L P. (Malcom Belisle), St David's Healthcare Partnership (Bruno & Judith Ybarra)

**AGENT:** Clark, Thomas & Winters, P.C. (John M. Joseph)

**REZONING FROM:**

CS-NP (Commercial services-neighborhood plan), CS-CO-NP (Commercial services-conditional overlay-neighborhood plan) and GR-CO-NP (Community commercial -neighborhood plan)

**TO:** PUD-NP (Planned unit development – neighborhood plan) combining district

**AREA:** 14 361 Acres

**SUMMARY PLANNING COMMISSION RECOMMENDATION:**

*November 14, 2006:*

***APPROVED PUD-NP ZONING WITH STIPULATIONS;***

- 1). 87% IMPERVIOUS COVER MAXIMUM OVER PROJECT AREA;***
  - 2). TRAFFIC CIRCULATION IMPROVEMENTS MUST BE REALIZED WITH ACCESS FROM PARKING GARAGE TO 32<sup>ND</sup> STREET;***
  - 3). BUILDING HEIGHT GOVERNED AS FOLLOWS:***
    - AREA DESIGNATED AS "175" ON PAGE A9/67 MAY HAVE 30% AT 175-FEET; BALANCE AT 90-FEET;***
    - AREA DESIGNATED AS "125" MAY HAVE 40% AT 125-FEET; BALANCE AT 90-FEET. \*EXCEPT THE AREA OF THE PARKING GARAGE PARALLEL TO RED RIVER IS MOVED TO THE WESTERNMOST PORTION DESCRIBED BELOW;***
    - AREA DESIGNATED AS "90" MAY HAVE 90-FEET FOR THE FOOTPRINT OF THE EXISTING ACCUTE CARE FACILITY ONLY; BALANCE AT 60-FEET;***
  - 4). THE CITY OF AUSTIN RECOMMENDATIONS IN THE TRAFFIC IMPACT ANALYSIS ON PAGES A9-11, MUST BE CODIFIED IN A RESTRICTIVE COVENANT;***
  - 5). LANDSCAPING WITH SHADE TREES MUST BE INSTALLED ALONG ALL SURROUNDING AND INTERIOR STREETS AS PER RECOMMENDATIONS FROM THE CITY OF AUSTIN ARBORIST;***
  - 6). REQUIRE 1-STAR GREE BUILDING RATING ON ALL NEW CONSTRUCTION***
- SEPARATE AND APART FROM THE P.U.D, THE PLANNING COMMISSION RECOMMENDS THE CITY STUDY TRAFFIC ISSUES ON 32<sup>ND</sup> STREET BETWEEN RED RIVER AND IH-35.***

***[J.REDDY, M.DEALEY 2<sup>ND</sup>] (6-2) C.GALINDO, C.RILEY – NAY***

**SUMMARY STAFF RECOMMENDATION:**

At this time, Staff does not recommend the rezoning request from CS-NP, CS-CO-NP, and GR-CO-NP to PUD-NP. The Staff recommendation for disapproval is based on the following consideration:

1. At this time, the proposed PUD has not demonstrated accomplishment of the provisions of LDC [25-2-144 (C)] requiring superiority over development that would occur under conventional zoning and subdivision regulations; and
2. Waiver of compatibility standards will allow an incompatible height abutting residences to the north of the hospital.

**DEPARTMENT COMMENTS:**

The subject rezoning area consists of a 14.361 acre site fronting East 32<sup>nd</sup> Street, East 30<sup>th</sup> Street, Interstate 35, and Red River Street zoned CS-NP, CS-CO-NP, and GR-CO-NP and was rezoned as part of the Central Austin Combined Neighborhood Plan by Ordinance No. 040826-59 (Please see Attachment A). The plan designates this site for civic uses in accordance with the Future Land Use Plan. A neighborhood plan amendment is not necessary as the base land use will remain

Portions of the site were rezoned to CS-CO-NP under Ordinance 030130-28 which included a restrictive covenant and to GR-CO-NP under Ordinance 920820-I. (Please see Attachments B and C) The applicant seeks to rezone the property to PUD-NP to allow the expansion of the existing hospital to include exceeding heights ranging from 60 feet to 175 feet in height. A Board of Adjustment variance to height was granted on May 8, 2006 allowing a maximum height of 120 feet (Please see Attachment D). A list of permitted land uses was submitted and is included as Attachment E.

As part of an update to the PUD document, the applicant offered the following:

- 2% impervious cover reduction than currently allowed;
- Implementation of Integrated Pest Management (IPM),
- Green builder Standards for commercial development;
- Grow green guidelines for landscaping if possible,
- Tree mitigation at higher than standard rate within the Hancock and Easterwood Neighborhoods,
- Great Streets concept in accordance with Attachment F and with conditions as outlined,
- Base zoning district CS;
- Minimum lot size. 5,750 square feet,
- Minimum lot width 50 feet;
- Maximum building coverage: 90%;
- Maximum impervious cover: 90%; and
- Maximum floor to area ratio:
  - Main campus = 2.15 : 1
  - Garage site = 0.80 : 1;

The following maximum heights are offered (Please refer to Attachment G – from right to left)

Current hospital tract abutting IH-35:

- 50% of the site at 175'; and
- 50% of the site at 90'

Current hospital tract (center area):

- 50% of the area at 125'; and
- 50% of the area at 90'

Current hospital tract (at the intersection of East 32<sup>nd</sup> Street and Red River).

- 90' at current emergency room location, and
- 60' on remainder of tract

Current tract north of main campus on East 32<sup>nd</sup> Street.

- 80' abutting medical office

The applicant has also identified the following variances to the Land Development Code:

1. Waiver from the provisions of LDC [25-2-243] requiring that the boundaries of the districts proposed in a zoning or rezoning application must be contiguous; and
2. Waiver of compatibility standards under Article 10 of the LDC [25-2-1051 through 25-2-1082].

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	CS-NP, CS-CO-NP, and GR-CO-NP	St David's Hospital
<i>North</i>	CS-CO-NP, MF-4-NP, GO-MU-NP, and GO-NP	Retail, Single family residences, parking, Concordia University
<i>South</i>	LO-MU-CO-NP, GR-MU-NP, and CS-MU-NP	Apartments / Condominiums
<i>East</i>	N/A	Interstate 35
<i>West</i>	LO and MF-3	Apartments

**NEIGHBORHOOD PLAN:**

Central Austin Combined –  
Hancock Neighborhood

**TIA:** Yes (Please see Transportation comments)

**WATERSHED:** Waller Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** N/A

**SCENIC ROADWAY:** N/A

**NEIGHBORHOOD ORGANIZATIONS:**

- 25--Eastwoods Association
- 31--Hancock Neighborhood Assn
- 141--Cherrywood Neighborhood Assn
- 493--Dellwood Neighborhood Assn
- 511--Austin Neighborhoods Council
- 603--Mueller Neighborhoods Coalition
- 689--Upper Boggy Creek Neighborhood Planning Team
- 700--Keep the Land
- 742--Austin Independent School District
- 754--Central Austin Neighborhoods Planning Area Committee
- 937--Taking Action Inc.
- 972--PODER People Organized in Defense of Earth & Her R
- 981--Anberly Airport Assn.

**SCHOOLS:**

Austin Independent School District

- Lee Elementary School
- Kealing Middle School
- McCallum High School

**RELATED CASES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-92-0071	LO and MF-3 to GR-CO	08/18/92 APVD GR-CO GO USES AND COMMERCIAL OFF-STREET PARKING	8/20/92: APVD GR-CO ALL 3 READINGS
C14-02-0150	GO to CS	12/11/02. DENIED CS-CO (5-3-1)	01/16/03: APVD STAFF ALT REC OF CS-CO (6-0); 1ST RDG;  01/30/03: APVD CS-CO (7-0); 2ND/3RD RDG
C14-06-063	Variance for additional height	05/08/06 BOA APVD 120' HEIGHT (7-0)	N/A

**CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-04-0190	SF-2-CO-NP to SF-3-CO-NP	<ul style="list-style-type: none"> <li>▪ 02/22/05. PP TO 3-22-05 (STAFF/NEIGH), (7-0)</li> <li>▪ 03/22/05. PP TO 4-12-05 (7-0)</li> <li>▪ 04/12/05. PP TO 5-10-05 (STAFF), (8-0)</li> <li>▪ 05/10/05. PP TO 5-24-05 (STAFF), (7-0)</li> <li>▪ 05/24/05: NOT ON AGENDA</li> </ul>	05/26/05: W/D BY CC (7-0)
C14-04-0191	SF-2-CO-NP to SF-3-CO-NP	<ul style="list-style-type: none"> <li>▪ 02/22/05: PP TO 3-22-05 (STAFF/NEIGH), (7-0)</li> <li>▪ 03/22/05. PP TO 4-12-05 (7-0)</li> <li>▪ 04/12/05: PP TO 5-10-05 (STAFF); (8-0)</li> <li>▪ 05/10/05: PP TO 5-24-05 (STAFF); (7-0)</li> <li>▪ 05/24/05: NOT ON AGENDA</li> </ul>	05/26/05: W/D BY CC (7-0)
C14-04-0192	SF-2-CO-NP to SF-3-CO-NP	<ul style="list-style-type: none"> <li>▪ 02/22/05 PP TO 3-22-05 (STAFF/NEIGH), (7-0)</li> <li>▪ 03/22/05. PP TO 4-12-05 (7-0)</li> <li>▪ 04/12/05: PP TO 5-10-05</li> </ul>	05/26/05. W/D BY CC (7-0)

		(STAFF), (8-0) <ul style="list-style-type: none"> <li>▪ 05/10/05: PP TO 5-24-05</li> </ul> (STAFF), (7-0) <ul style="list-style-type: none"> <li>▪ 05/24/05 NOT ON AGENDA</li> </ul>	
C14-04-0193	SF-2-CO-NP to SF-3-CO-NP	<ul style="list-style-type: none"> <li>▪ 02/22/05: PP TO 3-22-05 (STAFF/NEIGH), (7-0)</li> <li>▪ 03/22/05: PP TO 4-12-05 (7-0)</li> <li>▪ 04/12/05: PP TO 5-10-05 (STAFF); (8-0)</li> <li>▪ 05/10/05: PP TO 5-24-05 (STAFF); (7-0)</li> <li>▪ 05/24/05: NOT ON AGENDA</li> </ul>	05/26/05 W/D BY CC (7-0)
C14-04-0194	SF-2-CO-NP to SF-3-CO-NP	<ul style="list-style-type: none"> <li>▪ 02/22/05: PP TO 3-22-05 (STAFF/NEIGH), (7-0)</li> <li>▪ 03/22/05 PP TO 4-12-05 (7-0)</li> <li>▪ 04/12/05 PP TO 5-10-05 (STAFF), (8-0)</li> <li>▪ 05/10/05. PP TO 5-24-05 (STAFF); (7-0)</li> <li>▪ 05/24/05. NOT ON AGENDA</li> </ul>	05/26/05 W/D BY CC (7-0)
C814-06-0075	GO-NP to PUD-NP	PENDING	PENDING

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Route
30 <sup>TH</sup> Street	Varies	Varies	Collector	Yes	No	Yes
IH-35	Varies	Varies	Arterial	No	No	No
32 <sup>ND</sup> Street	Varies	Varies	Collector	Yes	No	Yes

**CITY COUNCIL DATE**  
 November 30, 2006

December 7, 2006

**ACTION:**

Postponed to December 7, 2006 at the request of the neighborhood

**1<sup>st</sup> reading:** The first reading of the ordinance for planned unit development-neighborhood plan (PUD-NP) combining district zoning with conditions, as recommended with by the Planning Commission was approved with the following stipulations on Council Member Cole's motion, Mayor Pro Tem Dunkerley's second on a 6-0 vote. Council Member Kim was absent. The stipulations were as follows: at 87% impervious cover maximum over project area; allow the area designated as "175" to have 50% of the area (instead of 30%) at 175 feet of height and the balance of the area at 90 feet; to allow the area

designated as "125" to have 40% of the area at 125 feet of height and the balance of the area at 90 feet, do not include the limitation which addresses the area of the parking garage parallel to Red River which is moved to the westernmost portion of this area; accept all traffic improvements that were important to neighbors and that the applicant has agreed to which includes a West left turn lane, center left turn lane along 32nd Street; re-striping of 32nd Street at the West frontage, a stop light or stop sign as determined necessary by staff at 30th Street; and articulation of wall as presented by applicant Staff was instructed to quantify and bring back before Council for 2nd and 3rd reading.

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Instructions were given to staff to consider Council Member McCracken's intent of the friendly amendment and bring back findings

**January 11, 2007**

**ORDINANCE READINGS:**

2<sup>nd</sup>

3<sup>rd</sup>

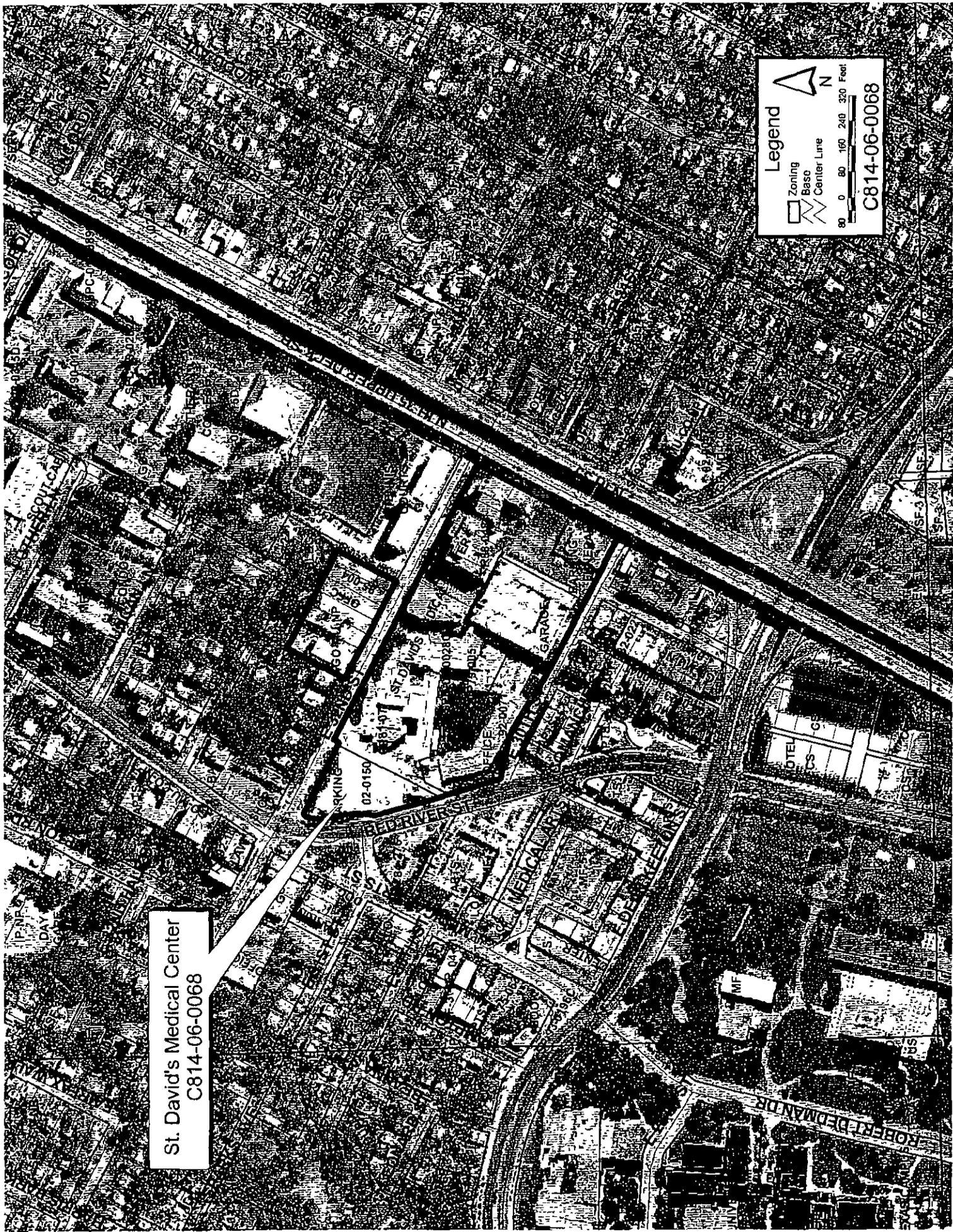
**ORDINANCE NUMBER:**

**CASE MANAGER:** Jorge E. Rousselin, NPZD

**PHONE:** 974-2975

**E-MAIL:** [jorge.rousselin@ci.austin.tx.us](mailto:jorge.rousselin@ci.austin.tx.us)





St. David's Medical Center  
C814-06-0068

**Legend**

- Zoning
- Basic
- Center Line

0 80 160 240 320 Feet

**C814-06-0068**

Central Austin Combined Neighborhood Plan

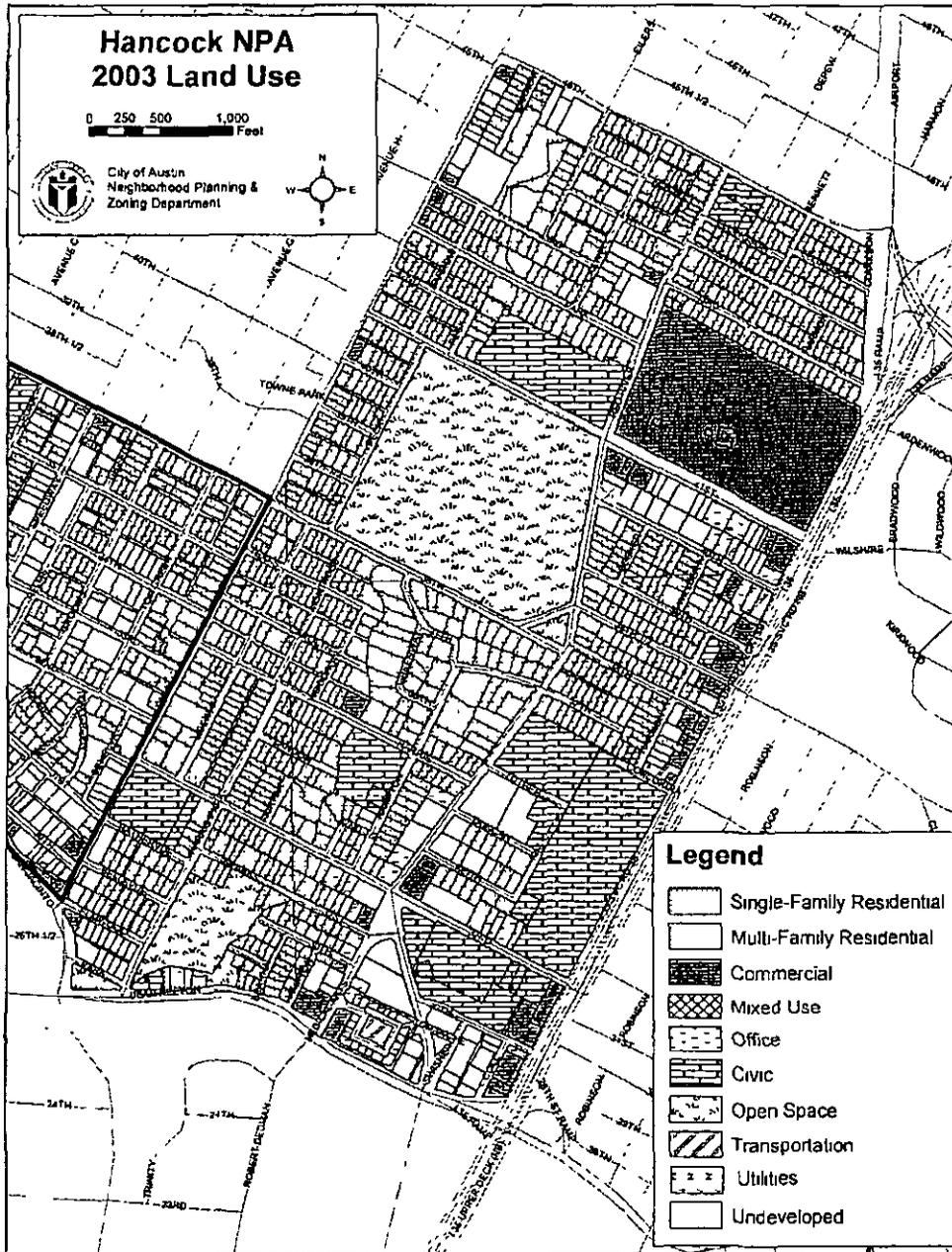
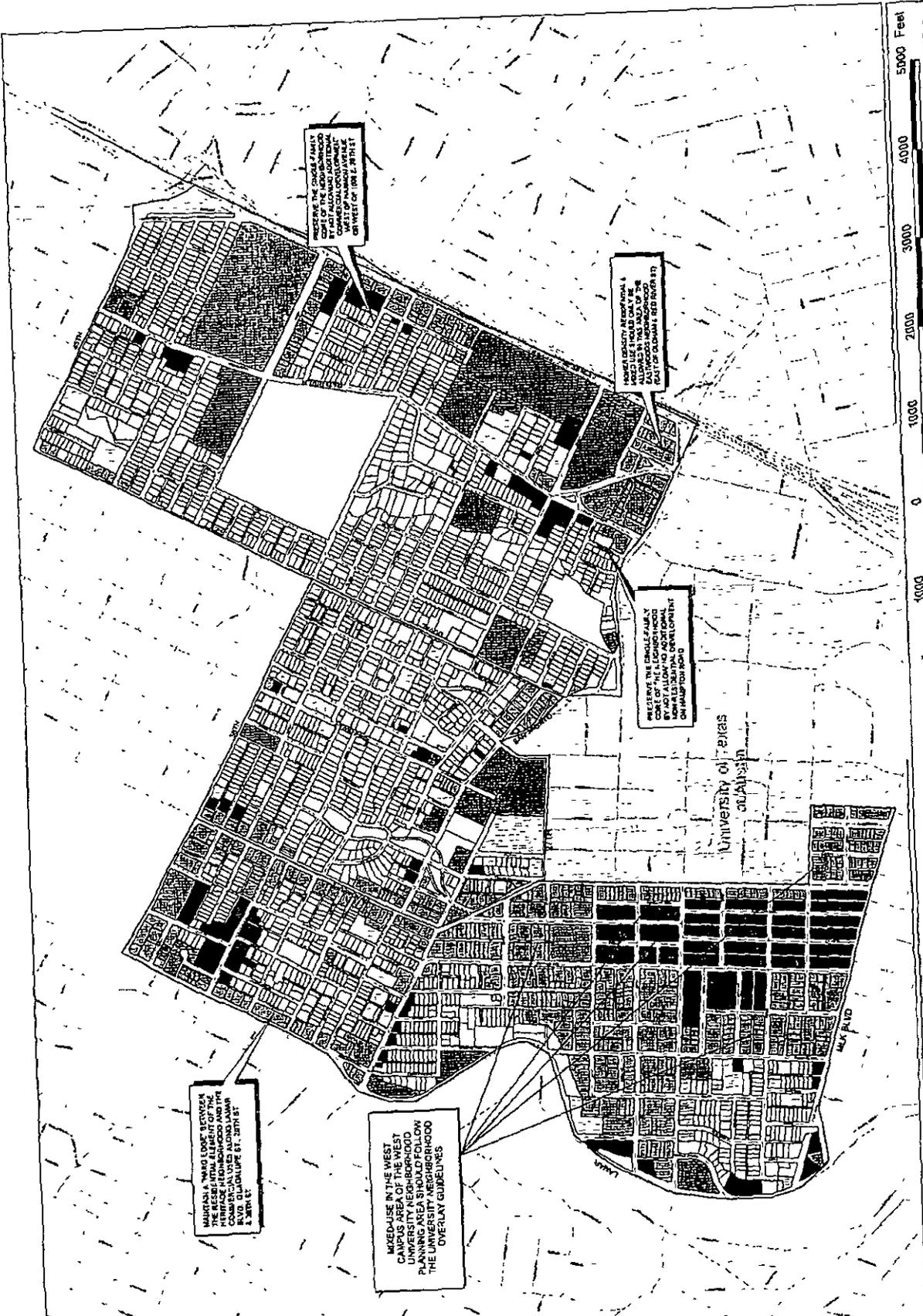


Figure 4  
Hancock Neighborhood Planning Area 2003 Land Use



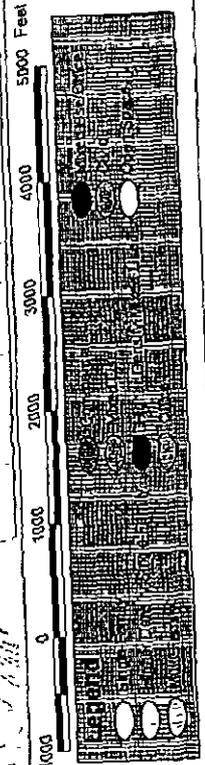
MAINTAIN A "BOLD EDGE" BETWEEN THE RESIDENTIAL NEIGHBORHOOD AND THE COMMERCIAL ZONES ALONG LAMAR BLVD. GUADALUPE ST. 37TH ST. 7.20R-1C.

MIXED-USE IN THE WEST CAMPUS AREA OF THE NEIGHBORHOOD PLANNING AREA SHOULD FOLLOW THE UNIVERSITY NEIGHBORHOOD OVERLAY GUIDELINES

PROTECT THE "BOLD EDGE" BETWEEN THE RESIDENTIAL NEIGHBORHOOD AND THE COMMERCIAL ZONES ALONG LAMAR BLVD. GUADALUPE ST. 37TH ST. 7.20R-1C.

MAINTAIN THE "BOLD EDGE" BETWEEN THE RESIDENTIAL NEIGHBORHOOD AND THE COMMERCIAL ZONES ALONG LAMAR BLVD. GUADALUPE ST. 37TH ST. 7.20R-1C.

PROTECT THE "BOLD EDGE" BETWEEN THE RESIDENTIAL NEIGHBORHOOD AND THE COMMERCIAL ZONES ALONG LAMAR BLVD. GUADALUPE ST. 37TH ST. 7.20R-1C.



**Central Austin Combined Neighborhood Planning Area:  
Future Land Use Map As Amended on 5/19/05**

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries

City of Austin  
Neighborhood Planning and  
Zoning Department  
Revised July 28, 2005





**Date:** August 22, 2006  
**To:** Jorge Rousselin, Case Manager  
**CC:** John Hickman, John F. Hickman and Associates  
Kelly Cannon, Minter, Joseph and Thornhill  
Carol Barnes, COA Fiscal Officer  
**Reference:** St. David's PUD at 32<sup>nd</sup> Street ~ C814-06-0068

The Transportation Review Section has reviewed the Traffic Impact Analysis for the St. David's PUD at 32<sup>nd</sup> Street, dated February 2006, prepared by John Hickman, John F. Hickman and Associates, and offers the following comments:

### **TRIP GENERATION**

St. David's development is located in central Austin at the southwest corner of IH-35 and 32<sup>nd</sup> Street.

The property is currently developed with a hospital and associated medical offices and is zoned Community Commercial with a conditional overlay (GR-CO), Commercial Services with a conditional overlay (CS-CO), Commercial Services (CS), and General Office (GO). The applicant has requested a zoning change to Planned Unit Development (PUD). The estimated completion of the project is expected in the year 2025.

Based on the standard trip generation rates established by the Institute of Transportation Engineers (ITE), the hospital expansion will generate approximately 6,766 unadjusted average daily trips (ADT).

The table below shows the adjusted trip generation by land use for the proposed development:

<b>LAND USE</b>	<b>Size (sf)</b>	<b>ADT</b>	<b>AM Peak</b>	<b>PM Peak</b>
Hospital Expansion	455,220	6,428	532	529

### **ASSUMPTIONS**

1. Traffic growth rates provided by the City of Austin were as follows:

<b>Roadway Segment</b>	<b>%</b>
All Roads	2%

2. In addition to these growth rates, background traffic volumes for 2005 included estimated traffic volumes for the following projects:

SP-01-0466C	River City Lofts
SP-04-0336C	Paragon Condos
SPC-01-0389C	Concordia University Beto Academic Center

3. No reductions were taken for pass-by or internal capture.

4. A 5% reduction was taken for transit use

**EXISTING AND PLANNED ROADWAYS**

**IH-35** – This roadway is classified as a freeway with future plans to include high occupancy vehicle (HOV) lanes. IH-35 serves as the sites eastern border.

**Red River** – This roadway is classified as a major arterial and is the western boundary of the subject site. Red River is included in the Bicycle Plan.

**30<sup>th</sup> Street** – This roadway is the southern border of the site and is classified as a collector.

**32<sup>nd</sup> Street** – This roadway is classified as a collector street and forms the northern border of the site.

**INTERSECTION LEVEL OF SERVICE (LOS)**

The TIA analyzed 8 intersections, 3 of which are or will be signalized. Existing and projected levels of service are as follows, assuming that all improvements recommended in the TIA are built:

**Table 3. Level of Service**

Intersection	2006 Existing		2025 Site + Forecasted	
	AM	PM	AM	PM
IH-35 EFR and 32 <sup>nd</sup> Street*	A	A	C	C
IH-35 WFR and 32 <sup>nd</sup> Street*	C	C	D	C
Red River and 32 <sup>nd</sup> Street*	A	A	B	D
Red River and 30 <sup>th</sup> Street*	B	C	A	B
IH-35 WFR and 30 <sup>th</sup> Street	B	B	B	D

\* = SIGNALIZED

**RECOMMENDATIONS**

1) Prior to 3<sup>rd</sup> reading at City Council, fiscal is required to be posted *or* a phasing agreement completed for the following improvements:

Intersection	Improvements	Total Cost	Pro Rata Share %	Pro Rata Share \$
Red River and 30 <sup>th</sup> Street	Signal	\$140,000	6.93	\$9,702
<b>TOTAL</b>			<b>\$9,702</b>	

- 2) Approval from TXDOT and DPWT is required prior to scheduling the case for City Council.
- 3) Driveways will be required to be analyzed once the site plan(s) are submitted. Additional improvements may be required upon review of those intersections.
- 4) Two copies of the final TIA are required to be submitted prior to 3<sup>rd</sup> Reading at City Council.
- 5) Development of this property should be limited to uses and intensities which will not exceed or vary from the projected traffic conditions assumed in the TIA, including peak hour trip generations, traffic distribution, roadway conditions, and other traffic related characteristics.

If you have any questions or require additional information, please contact me at 974-2788.

Emily M. Barron  
 Sr Planner – Transportation Review Staff  
 Watershed Protection and Development Review

## STAFF RECOMMENDATION

At this time, Staff does not recommend the rezoning request from CS-NP, CS-CO-NP, and GR-CO-NP to PUD-NP. The Staff recommendation for disapproval is based on the following consideration.

1. At this time, the proposed PUD has not demonstrated accomplishment of the provisions of LDC [25-2-144 (C)] requiring superiority over development that would occur under conventional zoning and subdivision regulations; and
2. Waiver of compatibility standards will allow an incompatible height abutting residences to the north of the hospital.

## BASIS FOR RECOMMENDATION

1. *The Planned Unit Development District (PUD) is intended for large or complex developments under unified control planned as a single contiguous project. The PUD is intended to allow single or multi-use projects within its boundaries and provide greater flexibility for development proposed within the PUD.*

The proposed PUD does not provide benefits that could not be accomplished through standard zoning. The staff does not support the increase in height as there is no transition in the intensity of uses away from the established residential neighborhood

2. *Use of a PUD District should result in development superior to that which would occur using conventional zoning and subdivision regulations. PUD zoning is appropriate if the PUD enhances preservation of the natural environment; encourages high quality development and innovative design; and ensures adequate public facilities and services for development within the PUD.*

At this time, the proposed PUD will not result in a superior development than that which could have occurred using conventional zoning. In this application, the applicant is requesting additional height, inclusion of incompatible land uses, and waiver of compatibility standards and has not demonstrated benefits/improvements to the PUD that will result in superior development of the site. Therefore, the staff cannot determine the overall impact of the increase in the intensity of uses and development standards to the PUD and to surrounding developments.

## EXISTING CONDITIONS

### Site Characteristics

The subject rezoning area consists of a 14.361 acre site fronting East 32<sup>nd</sup> Street, East 30<sup>th</sup> Street, Interstate 35, and Red River Street zoned CS-NP, CS-CO-NP, and GR-CO-NP and was rezoned as part of the Central Austin Combined Neighborhood Plan by Ordinance No. 040826-59 (Please see Attachment A). The plan designates this site for civic uses in accordance with the Future Land Use Plan. A neighborhood plan amendment is not necessary as the base land use will remain.

Portions of the site were rezoned to CS-CO-NP under Ordinance 030130-28 which included a restrictive covenant and to GR-CO-NP under Ordinance 920820-1 (Please see Attachments B and C). The applicant seeks to rezone the property to PUD-NP to allow the expansion of the existing hospital to include exceeding heights ranging from 60 feet to 175 feet in height. A Board of Adjustment variance to height was granted on May 8, 2006 allowing a maximum height of 120 feet (Please see Attachment D). A list of permitted land uses was submitted and is included as Attachment E.

**Drainage Construction - KEVIN SELFRIDGE, P.E. 974-2706**

Acceptance or approval of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not the application is reviewed for Code compliance by City engineers.

Please contact this reviewer to discuss implementation of DC 2.

- DC1 Drainage and detention shall comply with the City's Drainage Criteria Manual and Land Development Code current at time of site development application(s) for PUD construction.
- DC2. Revise the note detention note on Sheet 1 of 2 to read as follows:

*"Prior to construction on lots in this , drainage plans will be submitted to the City of Austin for review. Rainfall run-off shall be held to the amount existing at November 1986 by ponding or other approved methods*

[Ref LDC 25-7-61, DCM 1.2.2, DCM 8.2 1, DCM 8 3.2]

**Industrial Waste - MICHAEL NEBERMAN 972-1060**

- IW1 No Comment

**Transportation - EMILY BARRON 974-2788**

- TR1 A traffic impact analysis is required and has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA. [LDC, Sec. 25-6-142]. Comments will be provided in a separate memo.

**Electric - DAVID LAMBERT 322-6109**

- EL1. Austin Energy has no objection to the proposed building heights, however, National Electric Safety Code clearances between any new building and existing electric lines must be observed.

EL2 For information on Green Building standards, you may contact Katie Jensen at 482-5407.

<p>Site Plan - SUE WELCH 974-3294</p>
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- SP1 For all non-residential development provide a summary table indicating the site development regulations for each existing and proposed use by tract and/or phase. Uses shall be listed at a level of detail sufficient for Traffic Impact Analysis review as required in Section 25-6. Include the following information [Sec 25-2-411(I)]:
- a. The maximum floor-area ratio (*to be no greater than the maximum authorized in the most restrictive base zoning district where the most intense proposed use on a tract is first authorized as a permitted use*)
  - b. Total square footage and whether structured parking facilities are proposed
  - c. Maximum impervious cover,
  - d. Maximum height limitation,
  - e. *Minimum setbacks, with a minimum front yard of no less than 25 feet and minimum street site yard no less than 15 feet, and in no event shall the setback be less than required pursuant to the Compatibility Standards;*
  - f. The number of curb cuts or driveways serving a non-residential project, which shall be the minimum necessary to provide adequate access to the site,
  - g. All civic uses by type and proposed site development regulations
  - h. Additional site development regulations may be specified by the City Council
- SP2. Open space of *no less than 20% of a tract used for a non-residential use* or 15% of a tract used for an industrial use shall be reserved within each tract. This requirement may be adjusted depending upon the total open space provided for the PUD [Sec 25-2-411(K)]
- SP3. For PUD - If structures are proposed in *excess of sixty feet in height*, schematic drawings shall be provided which illustrate the height, bulk and location of such buildings and line of sight analyses from adjoining properties and/or rights-of-way. See submittal requirements
- SP4. Identify any waivers to be requested from the City Ordinances or development standards pursuant to Chapter 25-2-402
- SP5 A variance from the requirements of the Compatibility Standards for development in a PUD may only be granted by **the land use plan** or by amendment of the land use plan. [Sec. 25-2-412]. *The proposed heights would require variance.*
- SP6. FYI - A helifacility, helicopter landing site, or heliport is a conditional use in all commercial, industrial, and special purpose base districts. May want to request this as a permitted use in the PUD
- SP7 It is unclear from the reference in your letter, if SPC-02-0028C will be revised? The site plan expired 2/11/06 (it appears everything was built out).
- SP8. This site is within the Hancock Neighborhood Plan.
- SP9 FYI - There is a Capitol View Corridor running down Medical Arts Street.

<p>Water Quality - Kevin Selfridge, P.E. 974-2706</p>
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The proposed commercial development is located in the Waller Creek watershed, an urban watershed. The project is not located in the Edward's Aquifer or Barton Springs Recharge or Contributing Zones

WQ 1. Water Quality controls are required in an Urban Watershed regardless of the amount of impervious cover proposed. Replace Note 1 on Sheet 1 of 2 with the following:  
In an urban watershed water quality controls are required in accordance with the Environmental Criteria Manual; and new development must provide for removal of floating debris from stormwater runoff as per LDC 25-8-211.

WQ 2. Control is of the two – year storm is required per LDC Section 25-7-61. Please add the following note to the General Notes

WQ 3 Please arrange to meet with this reviewer and Forrest Nikorak to discuss implementation of additional requirements for removal of oils from runoff in parking garages and parking areas or other treatment alternatives which may be incorporated into the P.U.D.

Informal Update: 11/08/2006:

**Acceptance or approval of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not the application is reviewed for Code compliance by City engineers.**

The proposed commercial development is located in the Waller Creek watershed, an urban watershed. The project is not located in the Edward's Aquifer or Barton Springs Recharge or Contributing Zones.

**General:** This informal update has been provided to make clarifications to expectations for water quality requirements. Both new and redeveloped impervious cover will be required to meet current water quality requirements with structural water quality controls. During site development it may be possible to explore a combination of structural controls complying with E.C.M. 1.6.5. and alternative water quality controls complying with E.C.M. 1.6.7

Based upon the size of this proposed P.U.D., the proposed location within the watershed and the proposed density, development within this P.U.D. is not eligible for participation for optional payment instead of structural controls in urban water sheds [LDC 25-8-214].

WQ 1. Update: The following shall be included in the P.U.D. ordinance

"On-site treatment of water quality is required in accordance with LDC 25-8-211 and 25-8-213. Participation in the City's optional payment instead of structural controls in urban watershed program for water quality per LDC 25-8-214 is not allowed."

"On-site control of the two-year peak flow as determined under the Drainage Criteria Manual and the Environmental Criteria Manual is required per LDC 25-7-61."

**Prior Update:** The current note on the cover does not meet requirements and must be changed prior to approval **Prior:** Water Quality controls are required in an Urban Watershed regardless of the amount of impervious cover proposed. Replace Note 1 on Sheet 1 of 2 with the following

In an urban watershed water quality controls are required in accordance with the Environmental Criteria Manual; and new development must provide for removal of floating debris from stormwater runoff as per LDC 25-8-211.

**WQ 2.** Control of the two – year storm is required per LDC Section 25-7-61. Please add the following note to the General Notes. *Control of the two – year storm is required per LDC Section 25-7-61.*

**WQ 3. Update:** *Requested information has not been received as of this writing.*

**Added 09/22/06:** Indicate schematically on Sheet 2 of 2 feasible location(s) for water quality pond(s) at full build-out of the PUD.

**Environmental - BETTY LAMBRIGHT 974-2696**

**EVI FYI—**Additional comments may be generated when the requested information has been provided

In lieu of contributions to the Urban Reforestation Fund, staff suggests the following:

- Utilization of Grow Green guidelines for landscaping
- Utilization of an IPM program
- Rainwater harvesting
- Tree mitigation at higher than the standard rate.

**Subdivision - DON PERRYMAN 974-2786**

**SR1** Based upon the legal descriptions provided, it appears that the subject tract has either been legally subdivided or has an approved land status determination. Unless any of the acreage has not been legally subdivided or issued and positive land status determination, a subdivision will not be necessary

**WWW - PAUL URBANEK 974-3017**

WW 1. The sites are currently served with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility adjustments, or utility relocation are required, the landowner, at own expense, will be responsible for providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City of Austin design criteria. The utility construction must be inspected by the City. The landowner must pay the associated and applicable City fees.

**Zoning/Land Use - JORGE E. ROUSSELIN 974-2975**

Formal update required

- ZN1. Please provide justification for PUD zoning for this tract of land. Identify how the proposed PUD is superior to current land development code requirements [Please refer to LDC 25-2-144].
- ZN2. Please declare a base zoning district to which the PUD modifications will be applied to and include minimum setbacks, minimum lot size, minimum lot width, maximum building coverage, maximum impervious cover, units per acre, and maximum floor to area ratios) for development on these Tracts within the PUD
- ZN3. Please identify outright and conditional land uses on all parcels.
- ZN4. On the PUD Land Use Plan, please provide a table that lists the types of the commercial, retail, and civic uses allowed within the PUD.
- ZN5. Please provide site development calculations per phase as applicable
- ZN6. Please clarify if the applicant is utilizing Green Builder standards for the commercial development within the PUD and which standards are proposed.
- Will the applicant prohibit the use of coal tar sealants within the proposed PUD?
  - Will the applicant plan to use Integrated Pest Management (IPM)?
- ZN7. Please provide a list of all of the variances to the Land Development Code requirements that the applicant will be requesting in this PUD zoning application (e.g. compatibility standards)
- ZN8. On land use plan, please provide the maximum floor to area ratio for each structure [LDC 25-2-411]

- ZN9. On land use plan, please provide the minimum setbacks for all structures. [LDC 25-2-411]
- ZN10. On land use plan, please identify the number of driveway cuts. [LDC 25-2-411]
- ZN11. On land use plan, please provide the maximum floor to area ratio for each structure. [LDC 25-2-411]
- ZN12. On land use plan, please provide the maximum floor to area ratio for each structure. [LDC 25-2-411]
- ZN13. On land use plan, please identify open space areas [LDC 25-2-411]
- ZN14. Please clarify building coverage on all parcels vs the total impervious cover and state the amount of impervious cover reduction proposed

Above comments are not conducive of a recommendation for approval by Neighborhood Planning and Zoning Staff. Additional comments may be generated as the above information is provided.

**ORDINANCE NO. 040826-59**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON APPROXIMATELY 541.38 ACRES OF LAND GENERALLY KNOWN AS THE HANCOCK NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON 184 TRACTS OF LAND.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to each base zoning district within the property and to change the base zoning districts on 184 tracts of land within the property described in Zoning Case No.C14-04-0023, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 541.38 acres of land in the City of Austin, Travis County, Texas, more particularly described and identified in the attached Exhibit "A" incorporated into this ordinance, Save and Except the following tracts, (the "Property")

Tract 563A                      4427 and 4429 Duval Street; and

Tract 2104A                    3403, 3405, and 3407 Hampton Rd., and  
3406 Red River Street,

generally known as the Hancock neighborhood plan combining district, locally known as the area bounded by Duval Street on the west, 45<sup>th</sup> Street on the north, IH-35 on the east, and Dean Keeton Street on the south, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

Except as provided in this ordinance, the existing base zoning districts and conditions remain in effect.

**PART 2.** The base zoning districts for the 184 tracts of land are changed from family residence (SF-3) district, family residence-historic (SF-3-H) combining district, single family residence small lot (SF-4A) district, multifamily residence low density (MF-2) district, multifamily residence medium density (MF-3) district, multifamily residence moderate high density (MF-4) district, multifamily residence high density (MF-5) district,

limited office (LO) district, neighborhood commercial (LR) district, neighborhood commercial-conditional overlay (LR-CO) combining district, community commercial (GR) district, community commercial-conditional overlay (GR-CO) combining district, general commercial services (CS) district, general commercial services-conditional overlay (CS-CO) combining district, and commercial-liquor sales (CS-1) district, to single family residence-conditional overlay-neighborhood plan (SF-2-CO-NP), combining district, family residence-conditional overlay-neighborhood plan (SF-3-CO-NP) combining district, family residence-historic-conditional overlay-neighborhood plan (SF-3-H-CO-NP) combining district, single family residence small lot-conditional overlay-neighborhood plan (SF-4A-CO-NP) combining district, multifamily residence low density-neighborhood plan (MF-2-NP) combining district, multifamily residence low density-conditional overlay-neighborhood plan (MF-2-CO-NP) combining district, multifamily residence medium density-neighborhood plan (MF-3-NP) combining district, multifamily residence medium density-conditional overlay-neighborhood plan (MF-3-CO-NP) combining district, multifamily residence moderate high density-conditional overlay-neighborhood plan (MF-4-CO-NP) combining district, neighborhood office-mixed use-neighborhood plan (NO-MU-NP) combining district, limited office-mixed use-neighborhood plan (LO-MU-NP) combining district, limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-NP) combining district, general office-mixed use-neighborhood plan (GO-MU-NP) combining district, general office-mixed use-conditional overlay-neighborhood plan (GO-MU-CO-NP) combining district, neighborhood commercial-conditional overlay-neighborhood plan (LR-CO-NP) combining district, neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP) combining district, neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district, community commercial-mixed use-neighborhood plan (GR-MU-NP) combining district, community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district, general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district, general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district, general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district, commercial-liquor sales-conditional overlay-neighborhood plan (CS-1-CO-NP) combining district, and public-neighborhood plan (P-NP) combining district, as more particularly described and identified in the chart below:

TRACT	ADDRESS	FROM	TO
501	2803, 2819, 2821, 2827 SAN JACINTO BLVD	LR-CO	LR-MU-CO-NP
503	505, 507, 509 RATHERVUE PL	SF-3	MF-4-CO-NP
503A	601, 605 RATHERVUE PL	SF-3	MF-4-CO-NP
503B	607, 609 RATHERVUE PL	SF-3	GO-MU-CO-NP
504	501 BELLEVUE PL	LO	LO-MU-NP

TRACT	ADDRESS	FROM	TO
505	716 E DEAN KEETON ST; 3013 HARRIS PARK AVE	SF-3	P-NP
506	706 E DEAN KEETON ST	SF-3	MF-3-NP
507	2800, 2902 MEDICAL ARTS ST	LR	LR-MU-CO-NP
507A	2912 MEDICAL ARTS ST	LR	LR-MU-CO-NP
508	2916 HAMPTON RD	LO	SF-3-CO-NP
608A	WEST 115' OF 2910 MEDICAL ARTS ST	MF-3	MF-3-CO-NP
509	3000, 3004 MEDICAL ARTS	LO	LO-MU-CO-NP
510	814 E 31ST ST; 3100 RED RIVER ST	LO	LO-MU-CO-NP
511	3110 MEDICAL ARTS ST	GO	GO-MU-CO-NP
512	805, 811 E 32ND ST	LO	LO-MU-CO-NP
513	2901, 2911, 2915, 3001 MEDICAL ARTS ST	MF-3, MF-5, LO, CS	GR-MU-CO-NP
514	0 RED RIVER ST (COMMON AREA LESS 11 SQ FT MEDICAL ARTS SQUARE PLUS 1/2 VAC STREET)	MF-5	GR-MU-CO-NP
514A	920 E DEAN KEETON ST	GO	GR-MU-NP
515	926 E DEAN KEETON ST	GO	GR-MU-CO-NP/MF-6-CO-NP
516	924 E DEAN KEETON ST	GO	GR-MU-CO-NP/MF-6-CO-NP
517	2900 SWISHER ST	LO	GR-MU-NP
518	0 COMANCHE ST (N .255 ACR OF TRT 1 OLT 23 DIVISION C)	GO	GR-MU-NP
519	2703, 2901 SWISHER ST	SF-3, MF-5, GO	GR-MU-NP
520	2706, 2800, 2900, 2908 COLE ST	SF-3, GO	GR-MU-NP
520A	2804, 2900, 2908 N I-35 SV RD SB, 0 DEAN KEETON ST E (LOT 10 * LESS SE TRI PLUS PT OF ADJ VAC ALLEY & NW TRI OF LOT 11 BLK 1 OLT 23 DIV C FELLMAN HEIGHTS)	CS	CS-MU-NP
521	918, 924, 926, 1000, 1004 E 32ND ST	GO	GO-MU-NP
522	3203, 3205, 3211 RED RIVER ST	CS	CS-MU-CO-NP
523	812 E 32ND ST	LO	LO-MU-CO-NP
524	3200 RED RIVER ST	GR-CO	GR-MU-CO-NP
525	3208 RED RIVER ST	GO	GO-MU-CO-NP
526	3212 RED RIVER ST	GO	GO-MU-CO-NP
526A	3304 RED RIVER ST	MF-2	MF-3-NP
527	3310 RED RIVER ST	LO	LO-MU-CO-NP
527A	3308 HAMPTON RD; 0 HARRIS AVE (LOT 17 * & 1 06ACR OF LOT 18 OLT 6-9 DIV C BEAU SITE)	SF-3	P-NP
528	906 KEITH LN	GO	GO-MU-NP
529	3501 RED RIVER ST	MF-4	MF-4 CO-NP
530	1000, 1002, 1004 CONCORDIA AVE	LO	LO-MU-NP

TRACT	ADDRESS	FROM	TO
531	1009, 1011 E 38TH ST; 3503, 3505, 3507, 3701, 3703 HARMON AVE; 3500, 3502, 3506, 3700, 3702, 3704 N I-35 SVC RD SB	CS	CS-MU-NP
532	1014 E 38TH ST; 1015 E 38TH 1/2 ST	CS	CS-MU-CO-NP
532A	1016 E 38TH ST; 1017 E 38TH 1/2 ST; 3800, 3808, 3810 N IH-35 SVC RD SB	CS	CS-MU-NP
533	1013 E 38TH 1/2 ST	LO	LO-MU-NP
534	1012 E 38TH 1/2 ST	LO	LO-MU-NP
535	1016 E 38TH 1/2 ST	CS	CS-MU-CO-NP
535A	3828 N IH-35 SVC RD SB	CS	CS-MU-NP
536	1006 E 39TH ST	SF-3	LO-MU-CO-NP
536A	1008 E 39TH ST (N 100.28 FT OF S 207.2 FT OF E 52.89 FT OF LOT 1 BLK 9 OLT 20-21 DIV C PLAINVIEW HEIGHTS E 39TH ST)	SF-3	LO-MU-CO-NP
536B	1008 (S 100.29 FT OF E 52.89 FT OF LOT 1 BLK 9 OLT 20-21 DIV C PLAINVIEW HEIGHTS E 39TH ST)	SF-3	LO-MU-CO-NP
537	1019 E 39TH ST; 1009 E 40TH ST	GO	GO-MU-NP
537A	1015, 1017 E 40TH ST; 3900, 3906 N IH-35 SVC RD SB	CS	CS-MU-NP
538	1005, 1007 E 40TH ST	LO	LO-MU-NP
539	930, 1000, 1002, 1004, 1006, 1008, 1010 E 40TH ST	LO	LO-MU-NP
540	1033 E 41ST ST; 4000 N IH-35 SVC RD SB	CS	CS-MU-NP
540A	1025 E 43RD ST	CS-CO	CS-MU-CO-NP
541	905, 907, 909, 913, 915, 923, 925, 927, 931, 1007, 1013, 1017, 1021 E 41ST ST	GR	GR-MU-CO-NP
541A	4007-4011 RED RIVER ST	GR-CO	GR-MU-CO-NP
542	4003, 4005 RED RIVER ST; 902, 910, 912, 918, 920, 924, 928 E 40TH ST	SF-3, MF-3, LO	MF-3-NP
543	1000 E 41ST ST (EXCEPT 2,500 SQ FT OF OUTLOT 19, ORIGINAL CITY OF AUSTIN, TWIN LIQUORS SITE)	GR, CS	CS-CO-NP
543A	1000 E 41ST ST-2,500 SQ FT OF OUTLOT 19, ORIGINAL CITY OF AUSTIN, TWIN LIQUORS SITE AS SHOWN ON EXHIBIT C)	CS-1	CS-1-CO-NP
546	906 ELLINGSON; 4425 RED RIVER	LR	LR-MU-NP
547	4400 RED RIVER ST	LO	LO-MU-NP
548	4210, 4306 RED RIVER ST	LO	LO-MU-NP
549	811 E 41ST ST	SF-3	P-NP
549A	811 E 41ST ST	SF-3	P-NP
550	4003 DUVAL	MF-4	LR-MU-CO-NP
551	508 E 40TH ST	MF-4	MF-2-CO-NP
557	500 PARK BLVD	LR	LR-MU-CO-NP
559	4215 DUVAL ST	CS	CS-CO-NP
560	503 E 43RD ST	CS	MF-2-NP
561	4301 DUVAL ST	CS	CS-CO-NP
562	4305 DUVAL	MF-4	MF-4-CO-NP
562A	4303, 4305 DUVAL ST	CS	CS-MU-CO-NP
563	4409 DUVAL ST	CS	CS-MU-CO-NP
2001	507, 509, 511 BELLEVUE PL	SF-3	SF-3-CO-NP

TRACT	ADDRESS	FROM	TO
2002	601, 603, 605 BELLEVUE PL	SF-3	SF-3-CO-NP
2003	607, 609 BELLEVUE PL	SF-3	SF-3-CO-NP
2004	504 BELLEVUE PL	SF-3	SF-3-CO-NP
2004A	506 BELLEVUE PL	SF-3-H	SF-3-H-CO-NP
2004B	508 BELLEVUE PL	SF-3	SF-3-CO-NP
2005	604, 606, 608, 610 BELLEVUE PL; 3006 HARRIS PARK AVE; 611 RATHERVUE PL	SF-3	SF-3-CO-NP
2005A	600 BELLEVUE PL	SF-3-H	SF-3-H-CO-NP
2006	3102, 3104, 3106 HARRIS PARK AVE; 610 RATHERVUE PL	SF-3	SF-3-CO-NP
2007	3110 HARRIS PARK AVE	SF-3-H	SF-3-H-CO-NP
2008	806, 808, 810, 812, 814, 816 E 31ST ST; 703, 705, 707, 709, 711, 713, 715, 717, 719, 725, 801, 803 E 32ND ST; 3103, 3103, 3111 HARRIS PARK AVE; 702, 706, 708, 712, 716, 718, 720, 722, 724 SPARKS AVE	SF-3	SF-3-CO-NP
2009	701, 705, 707, 709 SPARKS AVE	SF-3	SF-3-CO-NP
2010	714 E DEAN KEETON ST	SF-3	SF-3-CO-NP
2011	802, 804, 806 E DEAN KEETON ST; 805, 807, 809 LEONARD ST	SF-3	SF-3-CO-NP
2012	807, 809 E 30TH ST; 2908, 2914 BEANNA ST; 800, 802, 804, 808 LEONARD ST	SF-3	SF-3-CO-NP
2013	817 E 30TH ST; 2903, 2905, 2907, 2909, 2911, 2913 2915 BEANNA ST, 810 E DEAN KEETON ST, 2900, 2902, 2904, 2910, 2914 HAMPTON RD	SF-3	SF-3-CO-NP
2014	806, 808, 810, 812, 814, 818, 820, 822, 824 E 30TH ST; 807, 809, 811, 813, 815, 817, 819 E 31ST ST, 721, 723 SPARKS AVE	SF-3	SF-3-CO-NP
2015	900, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 916, 916, 917, 918, 919, 920, 921, 923 E 37TH ST; 901, 903, 905, 907, 909, 913, 915, 1001, 1003, 1005, 1007 E 38TH ST; 3504, 3506, 3700, 3702, 3704, 3706, 3708, 3710 HARMON AVE; 3511 RED RIVER ST	SF-3	SF-3-CO-NP
2016	904, 906, 908, 910, 912, 1000, 1002, 1004, 1006, 1008, 1010, 1012 E 38TH ST; 909, 913, 915, 917, 1001, 1005, 1007, 1009 E 38TH 1/2 ST; 3801, 3803, 3805 RED RIVER ST	SF-3	SF-3-CO-NP
2017	1011 E 38TH 1/2 ST	SF-4A	SF-4A-CO-NP
2018	906, 908, 910, 912, 914, 916, 1000, 1002, 1004, 1006, 1008, 1010 E 38TH 1/2 ST; 907, 911, 913, 915, 917, 919, 921, 923, 925, 1001, 1003, 1005, 1007 E 39TH ST; 3809, 3813, 3817 RED RIVER ST	SF-3	SF-3-CO-NP
2019	907 E 40TH ST; 3900, 3902, 3904, 3906, 3908, 3912, 3914 BECKER AVE, 3901, 3903, 3905, 3907, 3909 RED RIVER ST	SF-3, MF-3	SF-3-CO-NP
2020	912, 914, 916 E 39TH ST; 917, 919, 921 E 40TH ST; 3901, 3903, 3905, 3907, 3909, 3911, 3913, 3915 BECKER AVE; 3902, 3906, 3908, 3910, 3912, 3914 WILLBERT RD	SF-3	SF-3-CO-NP
2021	1004 E 39TH ST, 3901, 3905, 3907, 3909, 3911, 3913, 3915 WILLBERT RD	SF-3	SF-3-CO-NP
2022	903, 905, 907, 909, 911, 1001, 1003, 1005, 1007, 1009 E 43RD ST, 4211, 4213 RED RIVER ST	SF-3, GR	SF-3-CO-NP
2023	1011, 1013, 1015, 1017, 1019, 1021, 1023, 1025, 1027, 1029, 1031, 1033, 1035, 1037, 1039 E 43RD ST	SF-3	SF-3-CO-NP

TRACT	ADDRESS	FROM	TO
2024	902, 904, 906, 908, 1000, 1002, 1004, 1006, 1008 E 43RD ST; 905, 907, 909, 911, 1001, 1003, 1005, 1007, 1009, 1011 E 44TH ST; 4301, 4305 RED RIVER ST	SF-3	SF-3-CO-NP
2025	1010, 1012, 1014, 1016, 1018, 1020 E 43RD ST; 1013, 1015, 1017, 1019, 1021, 1023, 1025 E 44TH ST; 4302 HARMON AVE	SF-3	SF-3-CO-NP
2026	1026, 1028, 1030, 1032, 1036, 1038 E 43RD ST; 1029, 1031, 1033, 1035 E 44TH ST	SF-3	SF-3-CO-NP
2027	904, 906, 908, 1002, 1004, 1006, 1008, 1010 E 44TH ST; 905, 911, 1001, 1005, 1011 ELLINGSON LN; 4401, 4403, 4405 RED RIVER ST	SF-3, LO	SF-3-CO-NP
2028	1012, 1014, 1016, 1018, 1020, 1022, 1024, 1026, 1028, 1030, 1032, 1034 E 44TH ST; 1013, 1015, 1017, 1019, 1021, 1023, 1025, 1027, 1029, 1031 ELLINGSON LN	SF-3	SF-3-CO-NP
2029	1001, 1003, 1005, 1007, 1009, 1011 E 45TH ST; 4406 BENNETT AVE; 1000, 1002, 1004, 1006, 1008, 1010 ELLINGSON LN	SF-3	SF-3-CO-NP
2030	1013, 1015, 1017, 1019, 1021, 1023, 1025, 1027 E 45TH ST, 4407 BENNETT AVE; 1014, 1016, 1018, 1020, 1022, 1024, 1026, 1028 ELLINGSON LN	SF-3	SF-3-CO-NP
2031	4414, 4418, 4420, 4426 RED RIVER ST	SF-3	SF-3-CO-NP
2032	801, 807, 809, 811 E 45 <sup>TH</sup> ST; 4413 CASWELL AVE	SF-3	SF-3-CO-NP
2033	4409 CASWELL AVE, 806, 808, 810, 812 KEASBEY ST	SF-3	SF-3-CO-NP
2034	815 KEASBEY ST; 4406, 4408, 4410, 4412 RED RIVER ST	SF-3	SF-3-CO-NP
2035	4405 CASWELL AVE; 801, 805, 807, 809, 811, 813 KEASBEY ST	SF-3	SF-3-CO-NP
2036	800, 802, 804, 806, 812 E 44TH ST	SF-3	SF-3-CO-NP
2037	801, 803, 805, 807, 809 E 44TH ST; 4308, 4310, 4312 RED RIVER ST	SF-3	SF-3-CO-NP
2038	0 CASWELL AVE (BLK 22 * 59.72AV X 139.78AV DIVISION C OLT 15 RIDGETOP ANNEX), 0 CASWELL AVE (88.4 X 68.58FT BLK 22 OLT 14 DIVISION C); 4205, 4211, 4301, 4305 CASWELL AVE; 800, 802, 804, 806, 808, 810, 812 PARK BLVD	SF-3, LO	SF-3-CO-NP
2039	701, 703, 705, 709, 711 E 45TH ST; 4412 CASWELL AVE	SF-3	SF-3-CO-NP
2040	4408 CASWELL AVE; 700, 702, 704, 706, 708, 712 KEASBEY ST	SF-3	SF-3-CO-NP
2041	4404, 4406 CASWELL AVE; 701, 703, 705, 709 KEASBEY ST	SF-3	SF-3-CO-NP
2042	706 E 44TH ST	SF-3-H	SF-3-H-CO-NP
2043	708, 712 E 44TH ST	SF-3	SF-3-CO-NP
2044	705, 707, 709 E 44TH ST; 4308 CASWELL AVE; 4307 EILERS AVE	SF-3	SF-3-CO-NP
2045	702, 706 E 43RD ST; 4300, 4304, 4306 CASWELL AVE; 4307 EILERS AVE	SF-3	SF-3-CO-NP
2046	602, 606, 610, 612 E 43RD ST; 4308, 4310, 4400, 4402, 4404, 4406, 4408 EILERS AVE	SF-3	SF-3-CO-NP
2047	602, 606 E 43RD ST	SF-3-H	SF-3-H-CO-NP
2048	605 E 45TH ST; 4315, 4401, 4413, 4415, 4417, 4419 BARROW AVE	SF-3	SF-3-CO-NP
2049	4410, 4412, 4414, 4416, 4418 BARROW AVE	SF-3, MF-2	SF-3-CO-NP
2050	4314, 4316, 4400, 4403, 4403, 4404, 4313, 4317 BARROW AVE; 4401, 4403, 4405, 4407 DUVAL ST	SF-3, MF-2, LR	SF-3-CO-NP
2051	505, 509, 511 E 43RD ST	SF-3	SF-3-CO-NP
2052	502, 504, 506, 508, 510 PARK BLVD	SF-3, MF-4	SF-3-CO-NP

TRACT	ADDRESS	FROM	TO
2053	601, 603, 605, 607, 609, 611, 615, 617, 701, 705, 707, 711, 713, 715 E 43RD ST; 600, 602, 604, 606, 610, 700, 704, 706, 716, 720, 722 PARK BLVD	SF-3	SF-3-CO-NP
2054	4205 DUVAL ST; 501, 503, 605, 507 PARK BLVD	SF-3, MF-4	SF-3-CO-NP
2055	500, 602, 604, 506, 508, 512 E 42ND ST; 4203 DUVAL ST	SF-3, MF-4	SF-3-CO-NP
2056	505, 507, 609, 511 E 42 <sup>ND</sup> ST; 4105 DUVAL ST	SF-3, MF-4	SF-3-CO-NP
2057	500, 602, 506, 510, 512 E 41ST ST	SF-3, MF-4	SF-3-CO-NP
2058	700, 702, 710 E 41ST ST; 0 E 42ND ST (135.22 X 151.7FT AV & 8 X 14' OLT 14 DIVISION C); 600, 602, 604, 606, 608, 610 E 42ND ST; 4203 BARROW ST; 601, 603, 605, 607, 609, 611, 703, 709, 711, 713, 719, 721, 723, 801, 803, 805, 807, 809, 811 PARK BLVD; 4107, 4109, 4111 PECK AVE	SF-3	SF-3-CO-NP
2059	801 PARK BLVD	SF-3-H	SF-3-H-CO-NP
2060	601, 603, 605, 607 E 42 <sup>ND</sup> ST; 4104 PECK AVE	SF-3	SF-3-CO-NP
2061	600, 602, 604, 606, 608 E 41ST ST; 4102 PECK AVE	SF-3	SF-3-CO-NP
2062	501, 503, 507, 509, 511 E 41ST ST; 4007 DUVAL ST; 4000 PECK AVE	SF-3, MF-4	SF-3-CO-NP
2063	510, 512, 514, 516, 518 E 40TH ST	SF-3	SF-3-CO-NP
2064	505, 509, 511, 513, 515, 517 E 40TH ST; 3911, 3913 DUVAL ST	SF-3	SF-3-CO-NP
2065	506, 508, 510, 512, 514 E 39TH ST; 3901, 3903, 3905 DUVAL ST; 3902 PECK AVE	SF-3	SF-3-CO-NP
2066	505, 507, 511, 515 E 39 <sup>TH</sup> ST; 3817, 3819, 3823 DUVAL ST	SF-3	SF-3-CO-NP
2067	506, 508, 512, 514 E 38 <sup>TH</sup> 1/2 ST; 3811, 3813, 3815 DUVAL ST	SF-3	SF-3-CO-NP
2068	507, 509, 511, 515, 517 E 38TH 1/2 ST; 3807 DUVAL ST; 3806 PECK AVE	SF-3	SF-3-CO-NP
2069	506, 508, 510, 512, 514 E 38TH ST; 3801, 3803, 3805 DUVAL ST	SF-3	SF-3-CO-NP
2070	503, 505, 509 E 38TH ST, 3701, 3703, 3705, 3709 DUVAL ST; 502, 506, 508 TEXAS AVE	SF-3	SF-3-CO-NP
2071	501, 505, 507, 509, 511 TEXAS AVE	SF-3	SF-3-CO-NP
2072	500, 506, 508 CAROLYN AVE; 3407 DUVAL ST	SF-3	SF-3-CO-NP
2073	503, 505, 509 CAROLYN AVE; 3409 DUVAL ST	SF-3	SF-3-CO-NP
2074	3405 DUVAL ST, 504, 506, 508 HARRIS AVE	SF-3	SF-3-CO-NP
2075	601, 603, 605, 607, 609 E 38TH ST	SF-3	SF-3-CO-NP
2076	3705 LIBERTY ST; 602, 604, 606, 608 TEXAS AVE	SF-3	SF-3-CO-NP
2077	601, 603, 605, 607, 609 TEXAS AVE	SF-3	SF-3-CO-NP
2078	600, 602, 604, 608 CAROLYN AVE; 3502 MONTROSE	SF-3	SF-3-CO-NP
2079	601, 603 CAROLYN AVE; 3408 MONTROSE	SF-3	SF-3-CO-NP
2080	600, 602, 604, 608 HARRIS AVE; 3400 MONTROSE ST	SF-3	SF-3-CO-NP
2081	3707 MONTROSE ST; 701, 703, 705 E 38TH ST	SF-3	SF-3-CO-NP
2082	700, 702, 704, 706, 708 TEXAS AVE	SF-3	SF-3-CO-NP
2083	701, 703, 705, 707, 709 TEXAS AVE; 3506 WOODROW ST	SF-3	SF-3-CO-NP
2084	700, 702, 704, 706 CAROLYN AVE;	SF-3	SF-3-CO-NP
2085	701, 703, 705, 709 CAROLYN AVE	SF-3	SF-3-CO-NP
2086	700, 702, 704, 706, 708 HARRIS AVE	SF-3	SF-3-CO-NP
2087	3507, 3509 WOODROW ST	SF-3	SF-3-CO-NP
2087A	3501 WOODROW ST	SF-3	SF-3-CO-NP
2088	713, 715, 719 CAROLYN AVE	SF-3	SF-3-CO-NP
2088A	712, 714, 716, 718 HARRIS AVE	SF-3	SF-3-CO-NP
2089	3219, 3221, 3301 3305 DUVAL ST; 507, 509, 511 HARRIS AVE; 3302, 3304, 3306, 3308 LIBERTY ST	SF-3	SF-3-CO-NP

TRACT	ADDRESS	FROM	TO
2090	3215 DUVAL ST	SF-3-H	SF-3-H-CO-NP
2091	500, 502 E 32ND ST; 3209, 3215 DUVAL ST	SF-3	SF-3-CO-NP
2092	500 E 32ND ST	SF-3-H	SF-3-H-CO-NP
2093	600 E 32ND ST, 601, 603 HARRIS AVE; 3209, 3211, 3213, 3215, 3217, 3219, 3301, 3303, 3305, 3307, 3309 LIBERTY ST	SF-3	SF-3-CO-NP
2094	3200, 3202, 3204, 3206, 3208, 3210, 3212, 3214, 3216, 3218, 3300, 3302, 3304, 3306, 3308, 3310, 3312 HARRIS PARK AVE	SF-3	SF-3-CO-NP
2095	3308 HAMPTON RD; 701, 703, 705, 707, 709, 711, 713, 715, 717, 719 HARRIS AVE; 3303, 3305, 3309 HARRIS PARK AVE; 700, 702, 704, 706, 708, 710, 712, 714, 716, 720 LONDON LN	SF-3	SF-3-CO-NP
2095A	701, 703, 705, 707, 709, 711, 713, 715, 717, 719 LONDON LN; 3201, 3203, 3205, 3207, 3209, 3211, 3213 HARRIS PARK AVE; 708 E 32ND ST; 3200, 3202, 3203, 3204, 3206, 3207, 3208, 3210, 3212 FAIRFAX WALK; 714, 720, 722, 800 E 32ND ST; 804 E 32ND 1/2 ST, 3202, 3204, 3206, 3208 BEANNA ST; 3208, 3210 HAMPTON RD	SF-3	SF-3-CO-NP
2095B	3215 FAIRFAX WALK	SF-3-H	SF-3-H-CO-NP
2097	806, 808 E 32ND ST; 803, 805, 807 E 32ND 1/2 ST; 3201 BEANNA ST	SF-3	SF-3-CO-NP
2098	816 E 32ND ST; 3207, 3209, 3211, 3213, 3215, 3217, 3303, 3305, 3307, 3309, 3311 HAMPTON RD	SF-3	SF-3-CO-NP
2099	3410, 3500, 3508, 3510, 3512, 3700, 3704, 3710, 3712 GREENWAY; 805 E 35TH ST; 3408 HAMPTON RD	SF-3	SF-2-CO-NP
2100	3400, 3404 HAMPTON RD	SF-3	SF-2-CO-NP
2100A	802, 804, 808 HARRIS AVE	SF-3	SF-3-CO-NP
2101	817 E 37TH ST; 3501, 3505, 3509 GREENWAY; 3500, 3504, 3700 HAMPTON RD	SF-3	SF-2-CO-NP
2102	3711 GREENWAY; 818, 822, 828, 832, 834, 836, 838, 840 E 37TH ST; 3701 HAMPTON RD; 809, 811, 817, 819, 823, 825, 831, 833, 837, 841, 843 E 38TH ST	SF-3	SF-2-CO-NP
2103	829, 841 E 37TH ST; 3501, 3509 HAMPTON RD; 3408, 3412, 3504, 3500, 3506, 3508, 3510, 3512 RED RIVER ST	SF-3	SF-2-CO-NP
2104	818, 820, 822, 824, 826, 828, 830 HARRIS AVE	SF-3	SF-2-CO-NP
2105	3313 HAMPTON RD; 819, 821, 823, 825, 827 HARRIS AVE	SF-3	SF-2-CO-NP

**PART 3.** The following applies to an existing legal lot with single-family residential use or secondary apartment special use within the boundaries of the NP combining district:

1. The minimum lot area is 2,500 square feet.
2. The minimum lot width is 25 feet.
3. For a lot with an area of 4,000 square feet or less, the impervious coverage may not exceed 65 percent.

**PART 4.** The following applies to a single-family residential use, a duplex residential use, or a two-family residential use within the boundaries of the NP:

1. Impervious cover and parking placement restrictions apply as set forth in Section 25-2-1603 of the Code.
2. Garage placement restrictions apply as set forth in Section 25-2-1604 of the Code.
3. Front or side yard parking restrictions apply as set forth in Section 25-2-1406 of the Code.

**PART 5.** The following tracts may be developed as a neighborhood mixed use building special use as set forth in Sections 25-2-1502 through 25-2-1504 of the Code:

501, 504, 507, 507A, 509, 510, 512, 513, 514, 514A, 515, 516, 517, 518, 519, 520, 522, 523, 524, 525, 526, 527, 536, 536A, 536B, 541, 541A, 543, 543A, 546-548, 550, 557, 559, 561, 562A, and 563.

**PART 6.** Tracts 543 and 543A may be developed as a neighborhood urban center special use as set forth in Section 25-2-1422 through 1424.

**PART 7.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. The following conditions apply to Tracts 536, 536B, 551, 2001 through 2098, 2100, 2100A, 2104, and 2105.
  - A. The maximum height of a building or structure is 30 feet from ground level.
  - B. A building or structure may not exceed a height of two stories.
2. The following conditions apply to Tracts 2099, 2101, 2102 and 2103.
  - A. Except as provided in Subsection C, the maximum height of a building or structure is 30 feet from ground level.
  - B. A building or structure subject to Subsection A may not exceed a height of two stories.

- C. If the principal structure or building is constructed 15 or more feet from all property lines, then the maximum height of a building structure is 35 feet from ground level.
3. The maximum height of a building or structure on Tracts 508A and 512 is 35 feet from ground level.
4. The following conditions apply to Tracts 503, 503A and 503B.
  - A. The maximum height of a building or structure is 35 feet from ground level.
  - B. The maximum building coverage is 50 percent.
  - C. The maximum impervious cover is 60 percent.
  - D. The maximum number of residential units permitted is 17 units per acre.
5. The maximum height of a building or structure is 40 feet from ground level on Tracts 511, 526, 529, 559, 560, 561, 562, 562A, and 563.
6. The maximum height of a building or structure is 50 feet from ground level on Tracts 513, 514, 541, and 541A.
7. For Tracts 532 and 535, the maximum width of a driveway accessing Harmon Avenue is 30 feet.
8. The following conditions apply to Tract 536.
  - A. The maximum impervious cover is 50 percent.
  - B. The maximum floor area ratio is 0.33 to 1.0.
9. The maximum floor area ratio is 0.57 to 1.0 for Tract 536A and 536B.
10. A site plan or building permit for Tract 540A or Tract 541A may not be approved, released, or issued, if the completed development or uses of Tract 540A or Tract 541A, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

11. The maximum building coverage for Tract 551 is 40 percent.
12. This section applies to the front yard setback of a single family residential structure in Tracts 2099, 2101, 2102, and 2103.
  - A. Except as otherwise provided in Subsection B, for an interior lot, if the front yard setbacks of existing adjacent principal single family structures exceed 25 feet, then the front yard setback on the subject property may not be more than five feet different from the average of the front yard setbacks of the principal single family structures on the same side of the street on a block.
  - B. If the principal single family structure has been removed from the subject property within the preceding 12 months, the minimum front yard setback for new construction on the subject property is the setback of the single family structure previously located on the site.
  - C. For a corner lot, the following applies:
    1. If the lot on the side of the corner lot is legally developed, the minimum front yard setback of the corner lot is equal to the setback of the principal structure on the side lot.
    2. If the lot on the side of the corner lot is vacant, the minimum front yard setback of the corner lot is equal to the average setbacks of the principal structures on the other lots in the block on the same side of the street.
13. The width of a driveway may not exceed 18 feet for Tracts 2099, 2101, 2102 and 2103.
14. The following conditions apply to Tracts 2100, 2100A, 2104 and 2105.
  - A. The maximum width of a front yard driveway is 12 feet.
  - B. The maximum width of a street side yard driveway is 18 feet.
  - C. The front yard setback for a parking structure is 60 feet.
  - D. A circular driveway is not permitted on a lot that has less than 100 feet of front street yard width

15. Financial services use is a conditional use of Tracts 501, 507, 507A and 546.

16. The following uses are prohibited uses of Tracts 501, 507, 507A, 546, 550 and 557:

Residential treatment	Service station
Medical offices (exceeding 5000 sq.ft. gross floor area)	

17. Drive-in service is prohibited as an accessory use to commercial uses of Tracts 501, 507, 507A, 513, 514, 541, 541A, 546, 550, 557, 559, 561, 562A, and 563.

18. Drive-in service is a conditional use as an accessory use to commercial uses of Tracts 522, 532, 535, 540A, 543, and 543A.

19. The following uses are conditional uses of Tract 513 and 514:

Commercial off-street parking	Indoor entertainment
Hotel-motel	

20. The following uses are prohibited uses of Tract 513 and 514:

Automotive rentals	Exterminating services
Automotive repair services	Funeral services
Automotive sales	Indoor sports and recreation
Automotive washing (of any type)	Outdoor entertainment
Bed & breakfast residential (Group 1)	Outdoor sports and recreation
Bed & breakfast residential (Group 2)	Pawn shop services
Drop-off recycling collection facility	Service station
Research services	Residential treatment

21. The following uses are conditional uses of Tract 522:

Commercial blood plasma center	Laundry services
Commercial off-street parking	Monument retail sales
Hotel-motel	Off-site accessory parking
Indoor entertainment	Research services
Plant nursery	

22. The following uses are prohibited uses of Tract 522:

Agricultural sales and services	Equipment sales
Automotive rentals	Exterminating services
Automotive repair services	Funeral services
Automotive washing (of any type)	Indoor sports and recreation
Bed & breakfast residential (Group 1)	Kennels
Bed & breakfast residential (Group 2)	Limited warehousing and distribution
Building maintenance services	Maintenance and service facilities
Campground	Outdoor entertainment
Construction sales and services	Outdoor sports and recreation
Convenience storage	Pawn shop services
Drop-off recycling collection facilities	Residential treatment
Electronic prototype assemble	Service station
Equipment repair services	Transportation terminal
Vehicle storage	

23. Off-site accessory parking use and research services use are conditional uses of Tract 524.

24. The following uses are prohibited uses of Tract 524:

Automotive rentals	General retail sales (convenience)
Automotive repair services	General retail sales (general)
Automotive sales	Hotel-motel
Automotive washing (of any type)	Outdoor entertainment
Bed & breakfast residential (Group 1)	Outdoor sports and recreation
Bed & breakfast residential (Group 2)	Pawn shop services
Commercial off-street parking	Indoor entertainment
Consumer convenience services	Indoor sports and recreation
Drop-off recycling collection facility	Pet services
Exterminating services	Personal improvement services
Financial services	Residential treatment
Food sales	Restaurant (general)
Funeral services	Restaurant (limited)
Theater	Service station
Consumer repair services	

25. The following uses are conditional uses of Tracts 532 and 535:

Automotive repair services	Automotive washing (of any type)
Building maintenance services	Funeral services
Commercial blood plasma center	Hotel-motel
Commercial off-street parking	Outdoor sports and recreation
Custom manufacturing	Research services
Residential treatment	

26. The following uses are prohibited uses of Tracts 532 and 535:

Agricultural sales and services	Kennels
Automotive rentals	Limited warehousing and distribution
Automotive sales	Maintenance and service facilities
Campground	Monument retail sales
Construction sales and services	Outdoor entertainment
Convenience storage	Pawn shop services
Drop-off recycling collection facilities	Service station
Equipment repair services	Vehicle storage
Equipment sales	

27. The following uses are conditional uses of Tracts 540A and 543:

Automotive rentals	Exterminating services
Building maintenance services	Funeral services
Commercial blood plasma center	Hotel-motel
Commercial off-street parking	Monument retail sales
Custom manufacturing	Outdoor sports and recreation
Drop-off-recycling collection facilities	Research services
Residential treatment	

28. The following uses are prohibited uses of Tracts 540A and 543:

Agricultural sales and services	Kennels
Automotive sales	Limited warehousing and distribution
Automotive washing (of any type)	Maintenance and services facilities
Campground	Outdoor entertainment
Construction sales and services	Pawn shop services
Convenience storage	Vehicle storage

Electronic prototype assembly  
Equipment sales

Equipment repair services

29. The following uses are conditional uses of Tracts 541 and 541A:

Automotive rentals  
Automotive repair services  
Commercial off-street parking  
Exterminating services  
Hotel-motel

Outdoor sports and recreation  
Research services  
Residential treatment  
Funeral services

30. The following uses are prohibited uses of Tracts 541 and 541A:

Automotive sales  
Automotive washing (of any type)

Outdoor entertainment  
Pawn shop services

31. The following uses are conditional uses of Tract 543A:

Automotive rentals  
Building maintenance services  
Commercial blood plasma center  
Commercial off-street parking  
Custom manufacturing  
Drop-off recycling collection facilities

Exterminating services  
Funeral services  
Hotel-motel  
Outdoor sports and recreation  
Research services  
Residential treatment

32. The following uses are prohibited uses of Tract 543A:

Adult oriented businesses  
Agricultural sales and services  
Automotive sales  
Automotive washing (of any type)  
Campground  
Kennels  
Limited warehousing and distribution  
Maintenance and services facilities

Construction sales and services  
Convenience storage  
Electronic prototype assemble  
Equipment repair services  
Equipment sales  
Outdoor entertainment  
Pawn shop services  
Vehicle storage

33. Day care services (general) use is a conditional use of Tracts 503, 503A, and 551.

34. The following uses are prohibited uses of Tracts 551:

Bcd and breakfast residential (Group 2)	Multifamily residential
Condominium residential	Residential treatment
Congregate living	Retirement housing (large site)
Townhouse residential	

35. The following uses are conditional uses of Tracts 559, 561, 562A, and 563:

Commercial off-street parking	Monument retail sales
Congregate living	Plant nursery
Hospital services (limited)	Services station
Laundry services	

36. The following uses are prohibited uses of Tract 559, 561, 562A, and 563:

Agricultural sales and services	Hospital services (general)
Automotive rentals	Exterminating services
Automotive repair services	Funeral services
Automotive sales	Indoor sports and recreation
Automotive washing (of any type)	Kennels
Building maintenance services	Limited warehousing and distribution
Business or trade school	Maintenance and service facilities
Campground	Outdoor entertainment
College and university facilities	Hotel-motel
Commercial blood plasma center	Indoor entertainment
Construction sales and services	Outdoor sports and recreation
Convenience storage	Pawn shop services
Drop-off recycling collection facilities	Residential treatment
Electronic prototype assemble	Research services
Equipment repair services	Vehicle storage
Equipment sales	Medical offices (exceeding 5000 sq. ft. gross floor area)
Business support services	

37. The following uses are prohibited uses of Tracts 503 and 503A:

Congregate living	Convalescent services
Group residential	Hospital services (limited)
Multifamily residential	Residential treatment

38. The following uses are conditional uses of Tract 503B:

Day care services (commercial)	Private primary educational facilities
Day care services (general)	Private secondary educational facilities
Local utility services	Safety services

39. A college and university facilities use that exceeds 2,400 square feet gross floor area is a conditional use of Tract 503B.

40. The following uses are prohibited uses of Tract 503B:

Business or trade school	Medical offices (exceeding 5000 sq. ft. gross floor area)
Business support services	Multifamily residential
Communication services	Off-site accessory parking
Congregate living	Personal services
Convalescent services	Professional office
Counseling services	Residential treatment
Group residential	Restaurant (limited)
Guidance services	Hospital services (limited)
Hospital services (general)	Software development
Medical offices (not exceeding 5000 sq. ft. gross floor area)	

41. Except as otherwise provided in this ordinance, Tracts 515 and 516 may be developed and used according to the regulations under the following zoning districts

A. Community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district for an area measured from ground level to a height of 15 feet.

B. Multifamily residence highest density-conditional overlay-neighborhood plan (MF-6-CO-NP) combining district for an area measured from 15 feet above ground level to a height of 60 feet.

42. The following conditions apply to Tracts 515 and 516.

A. The maximum height of a building or structure is 60 feet from ground level.

B. The maximum building coverage is 70 percent.

- C. The maximum impervious cover is 80 percent.
- D. Vehicular access from the tracts to Red River Street and Dean Keeton Street is prohibited. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.

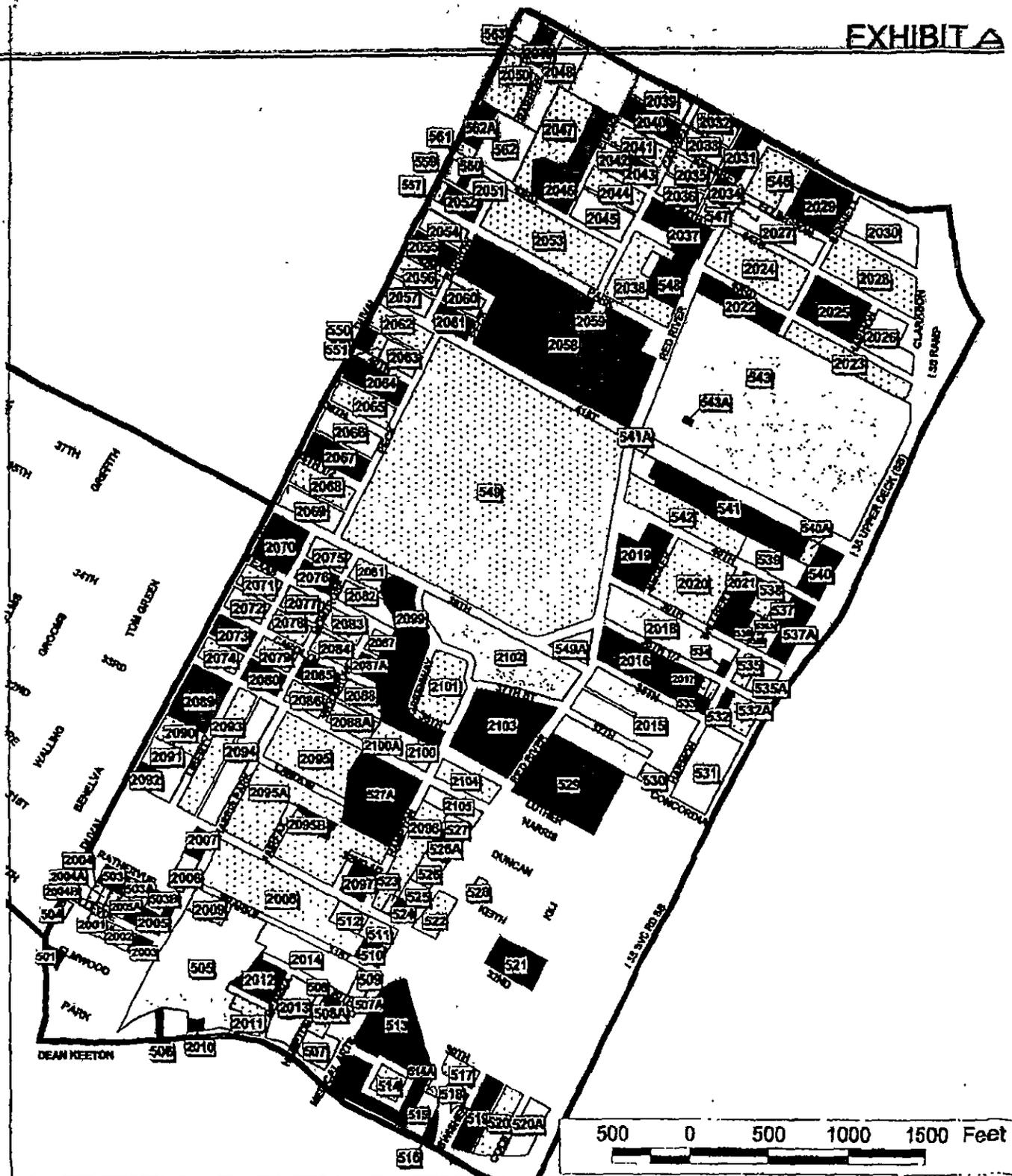
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

**PART 8.** This ordinance takes effect on September 6, 2004.

**PASSED AND APPROVED**

\_\_\_\_\_ August 26 \_\_\_\_\_, 2004      §  
   §  
   §  
   \_\_\_\_\_  
   Will Wynn  
   Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
   David Allan Smith     Shirley A. Brown  
   City Attorney     City Clerk



**Hancock Neighborhood Plan Combining District:  
Rezonings Approved 8-26-04**

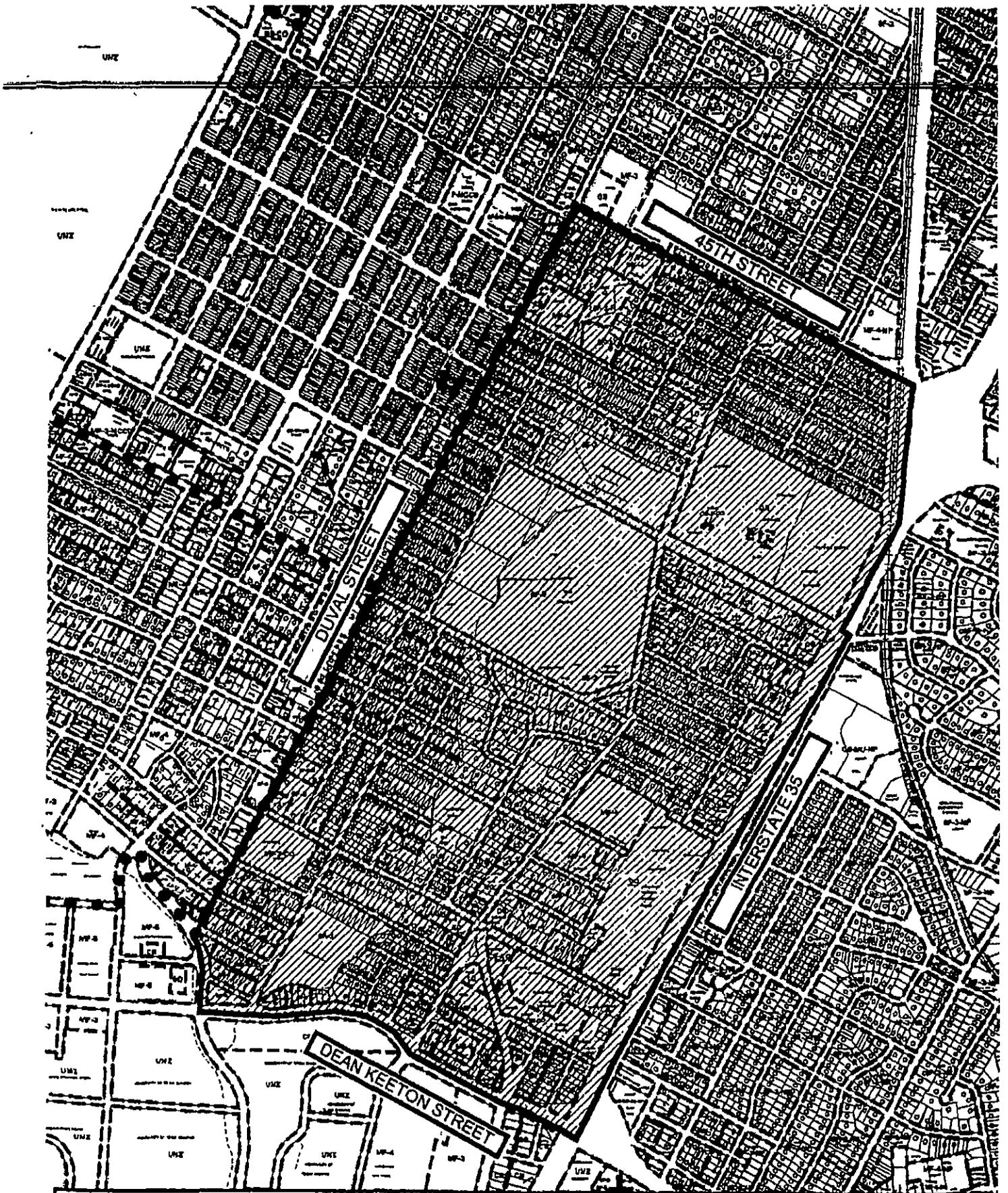
Case C14-04-0023

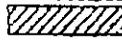


City of Austin  
Neighborhood Planning and Zoning Department

**Legend**

-  Properties with proposed zoning changes
-  Properties with proposed zoning changes
-  Properties with proposed zoning changes
-  Tract Number




 SUBJECT TRACT   
 PENDING CASE   
 ZONING BOUNDARY   
 CASE MGR: G. RHOADES

CASE #: C14-04-0023  
 ADDRESS: HANCOCK NEIGHBORHOOD  
 PLANNING AREA  
 SUBJECT AREA (acres): 541.380

ZONING **EXHIBIT B**  
 DATE: 04-03  
 INTLS: SM

CITY G  
 REFERE  
 NUMBE  
 U24-25 I  
 5

1" = 1000'

2,500 SQUARE FEET  
AUSTIN PERMIT SERVICE  
ZONING TRACT

FN. NO. 98-241 (MJJ)  
JULY 20, 1998  
BPI JOB NO. 765-03.97

EXHIBIT C

DESCRIPTION

OF A 2,500 SQUARE FOOT TRACT OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, OUT OF OUTLOT 19, DIVISION "C" ORIGINAL CITY OF AUSTIN, BEING A PORTION OF THAT 34.243 ACRE TRACT OF LAND CONVEYED TO PACIFIC RETAIL TRUST BY DEED OF RECORD IN VOLUME 12723, PAGE 2153 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2,500 SQUARE FEET BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a P.K. nail found at the intersection of the easterly line of Red River Street (80' R.O.W.) with the northerly line of East 41st Street (80' R.O.W.), being the southwesterly corner of said 34.243 acres;

THENCE, N23°19'22"E, along the easterly line of Red River Street, being the westerly line of said 34.243 acres a distance of 158.77 feet;

THENCE, leaving the easterly line of Red River Street, over and across said 34.243 acres the following five (5) courses and distances:

- 1) S66°40'38"E, a distance of 182.01 feet to the POINT OF BEGINNING and the southwesterly corner hereof;
- 2) N30°01'12"E, a distance of 41.76 feet to the northwesterly corner hereof;
- 3) S59°58'38"E, a distance of 59.87 feet to the northeasterly corner hereof;
- 4) S30°01'12"E, a distance of 41.76 feet to the southeasterly corner hereof;

FN 98-241 (MJJ)  
JULY 20, 1998  
PAGE 2 OF 2

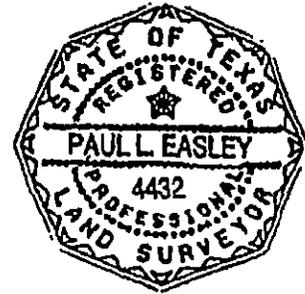
5) N59°58'38"W, a distance of 59.87 feet to the POINT OF BEGINNING, containing an area of 2,500 square feet of land, more or less, within these metes and bounds.

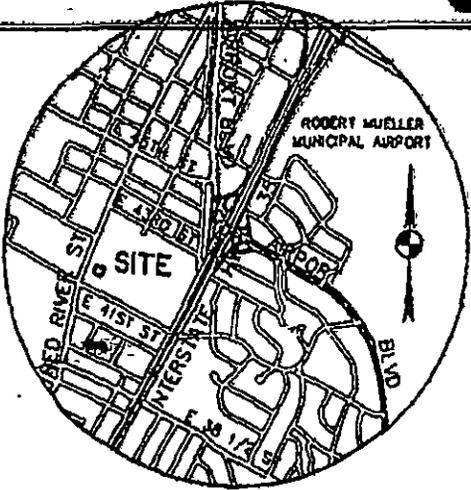
I, PAUL L. EASLEY, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A SURVEY EXHIBIT WAS PREPARED TO ACCOMPANY THIS DESCRIPTION.

BURY & PITTMAN, INC.  
ENGINEERS-SURVEYORS  
3345 BEE CAVE ROAD, SUITE 200  
AUSTIN, TEXAS 78746

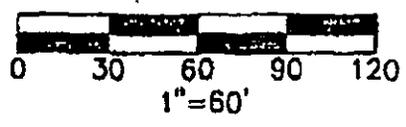
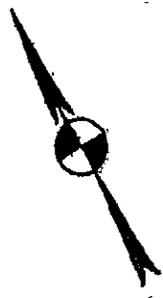
  
PAUL L. EASLEY  
R.P.L.S. NO. 4432  
STATE OF TEXAS

7/20/98  
DATE



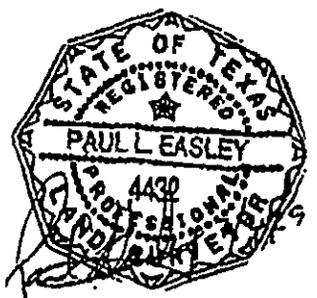
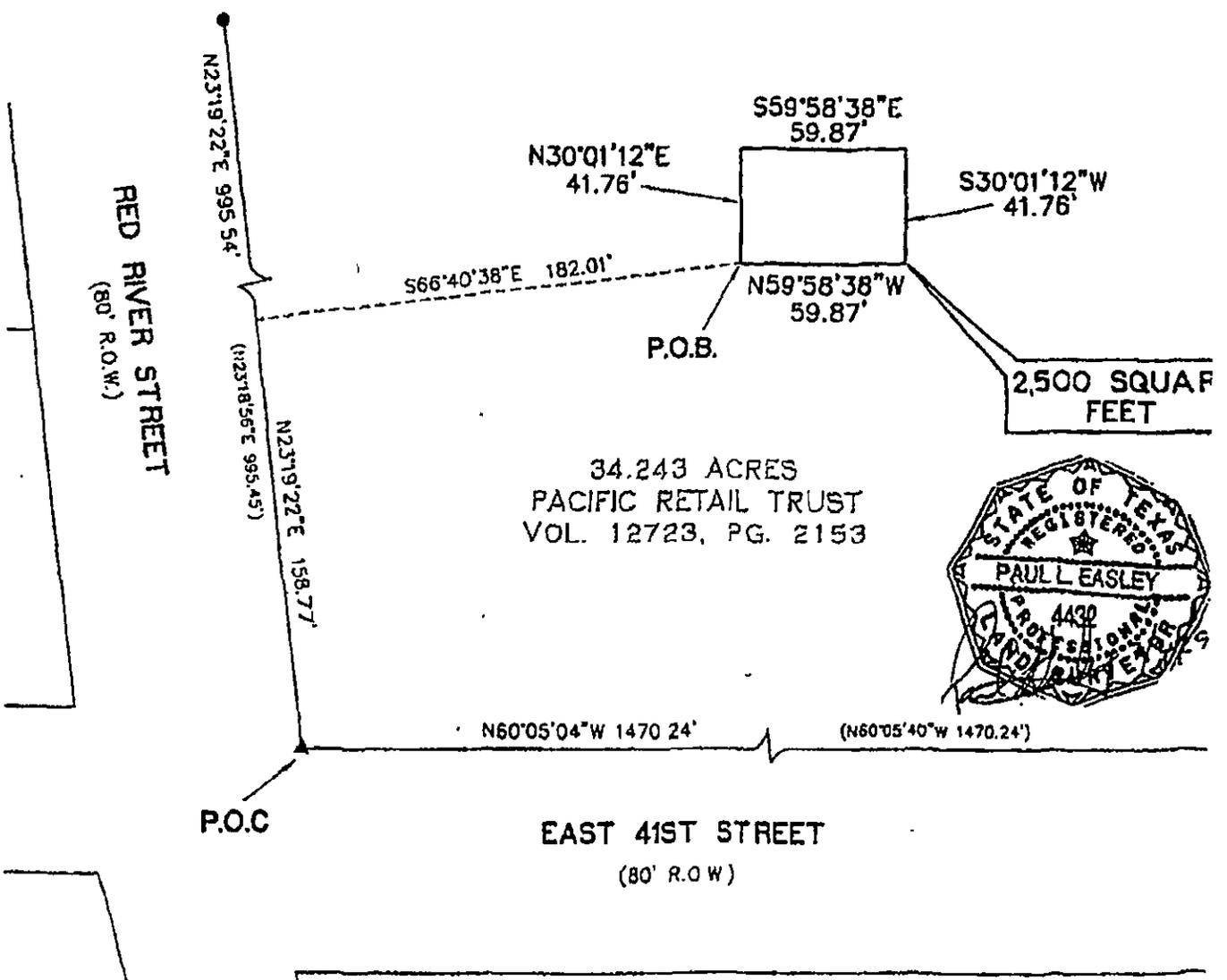


VICINITY MAP  
N.T.S.



**LEGEND**

- 1/2" IRON ROD FOUND
- ▲ PK NAIL FOUND
- CONCRETE HIGHWAY MONUMENT FOUND
- (XXX) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT



**Bury+Pittman, Inc.**  
Consulting Engineers and Surveyors  
Dallas, Texas Tel 972/332-0111 Fax 972/332-0225  
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219-12-0023

**SKETCH TO ACCOMPANY DESCRIPTION**  
OF A 2,500-SQUARE FOOT TRACT OF LAND OUT OF OUTLOT 19, DIVISION "C" ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT 34.243 ACRE TRACT OF LAND CONVEYED TO PACIFIC RETAIL TRUST BY DEED OF RECORD IN VOLUME 12723, PAGE 2153 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

**AUSTIN PERMITS SERVICE**